



30 Burton Avenue, Leigh, Tonbridge, TN11 9FB.

Jack Charles
Estate Agents

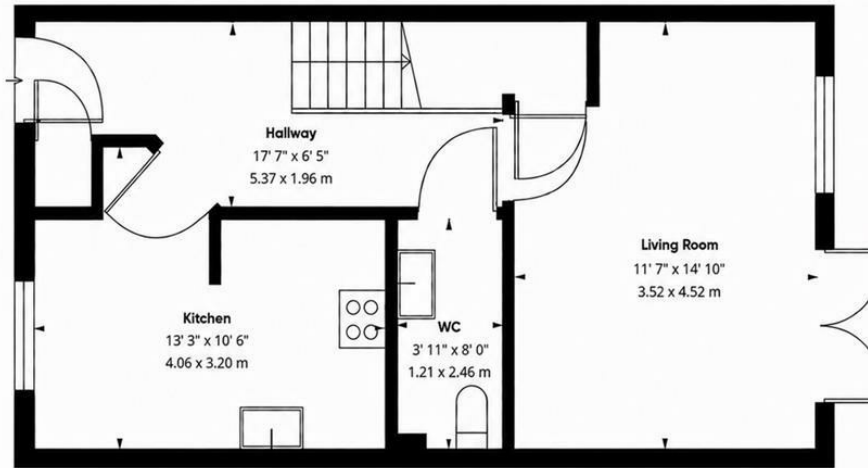
Guide Price £440,000 - £460,000

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Sales & Lettings

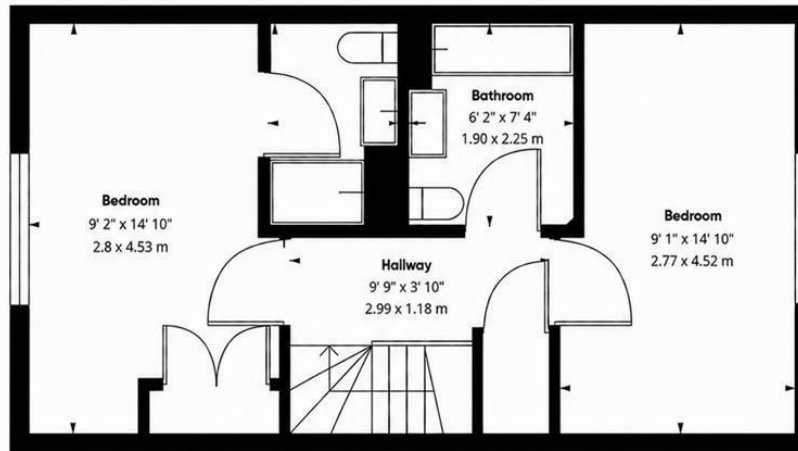
- Two Double Bedrooms
- Living Room
- Close To Woodland Walks
- Beautifully Presented
- Allocated Parking
- Accessibility Via Country Park To Tonbridge
- Kitchen / Dining Room
- Ensuite & Family Bathroom
- Pretty Garden

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Ground Floor

Approximate total area⁽¹⁾
877 ft²
81.47 m²



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		90	91
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Important Notice:
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

Guide Price £440,000 - £460,000 Jack Charles are delighted to offer this immaculate two double bedroom mid terrace house, situated within a small select close on the sought after 1811 development, built by Bellway Homes in 2017, on the outskirts of the picturesque village of Leigh.

The property has been beautifully maintained and finished with neutral décor throughout, offering stylish and contemporary accommodation ideal for first time buyers, downsizers or investors alike. The ground floor comprises an entrance hall, a spacious cloakroom and a modern fitted kitchen/diner with fully integrated dishwasher and fridge freezer and space for a washing machine, together with a bright and comfortable living room overlooking the rear garden.

To the first floor there are two well proportioned bedrooms, including a principal bedroom with contemporary en suite shower room, together with a modern family bathroom. There is access to a loft, which is partly boarded and there is gas central heating throughout.

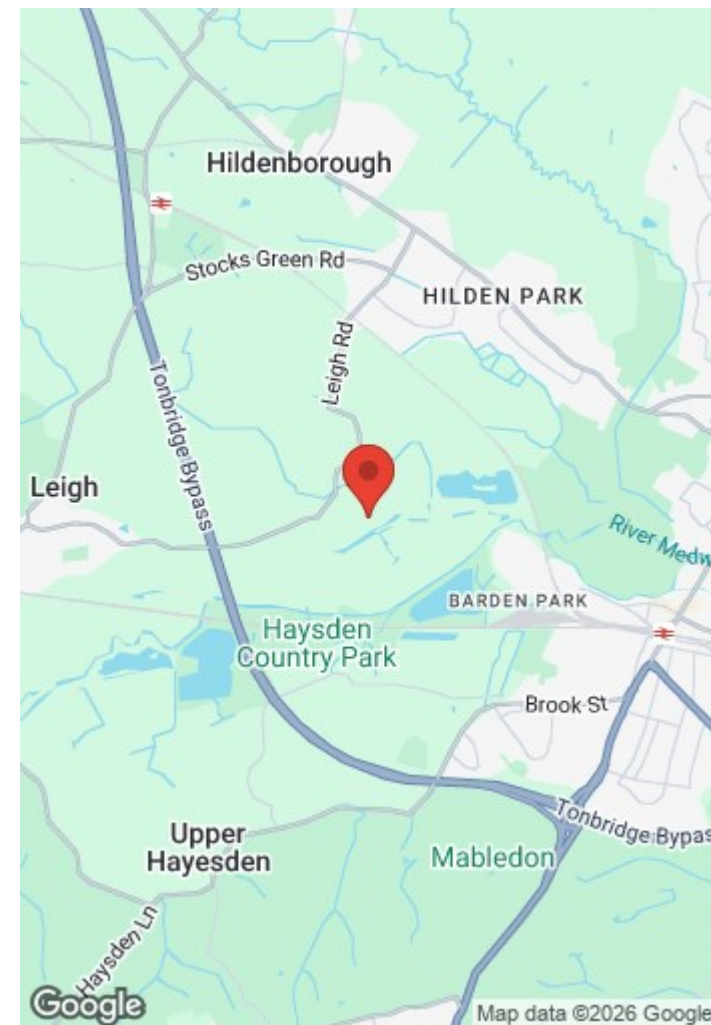
Externally, the property enjoys a south east facing rear garden with paved terrace, perfect for outdoor entertaining and relaxing. There is an allocated parking space, together with visitor parking spaces.

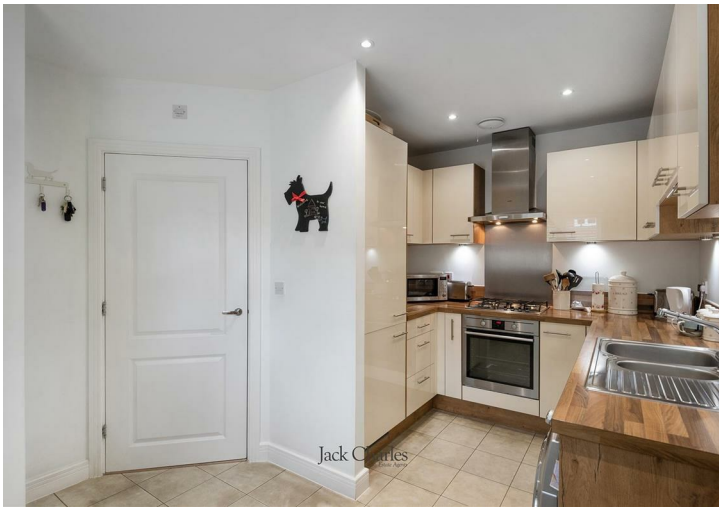
The development is surrounded by woodland and footpaths providing access to lovely local walks, whilst Leigh village offers a charming semi rural setting with excellent access to nearby towns, mainline stations and highly regarded local schools.

1811 Powdermills

The 1811 development provides direct access on foot or by bike to several country walks through to Tonbridge & the surrounding villages. It is located within picturesque Kent countryside, the sought-after village of Leigh has an active village community and a good range of day-to-day amenities arranged around a village green including a village store, Post Office, hairdresser, church, popular primary school, cricket and tennis clubs and public house The Plough, which is a 5 minute walk, serving fantastic food as well as a wonderful venue for special occasions. The nearby market town of Tonbridge offers a wide range of both independent and larger stores, together with public houses, restaurants, indoor and outdoor swimming pools, sporting clubs and a leisure centre. The area is ideal for the keen golfer with Nizels Golf Club in Hildenborough, and Wildernesse and Knole in Sevenoaks. Tonbridge and Hildenborough train stations offer excellent and speedy connections to London while the property also enjoys excellent links to the motorway network via the A21 and M25.

The area offers a good range of state schooling including Leigh Primary School in the village and The Hayesbrook School together with grammar schools in Tonbridge and a selection of noted independent schools including Hilden Grange, Sackville, Hilden Oaks, Tonbridge, Fosse Bank, The Schools at Somerhill and Rose Hill.





Jack Charles
Estate Agents

Sales & Lettings

191 High Street
Tonbridge
Kent TN9 1BX
Tel: (01732) 75 75 80

30 London Road
Sevenoaks
Kent TN13 1AP
Tel: (01732) 678 678

6 London Road
Tunbridge Wells
Kent TN1 1DQ
Tel: (01892) 621 721

E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk

