



17 Burton Avenue, Leigh TN11 9FB

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## 17 Burton Avenue Leigh, Tonbridge TN11 9FBB

An attractive 5-bedroom family home located on the fringes of a sought-after village close to local amenities

Leigh 1.6 miles, Tonbridge 3.2 miles, Sevenoaks 6.3 miles, Royal Tunbridge Wells 8.1 miles, Leigh station 1.8 miles (London Charing Cross 60 minutes), A21 (Tonbridge Bypass) 3.9 miles, M25 (Jct. 5) 8.7 miles, London Gatwick Airport 23.8 miles, central London 39.7 miles

Storm porch | Reception hall | Sitting room  
Kitchen/breakfast room | Cloakroom | Principal bedroom with en suite shower room | 3 Further bedrooms | Study/bedroom 5 | Family bathroom | Garden | Carport | EPC rating B

### The property

Built by Bellway Homes, 17 Burton Avenue is an appealing family home offering more than 1,600 sq. ft. of light-filled flexible accommodation arranged over three floors. Configured to provide an ideal family and entertaining space, the ground floor accommodation flows from a welcoming wooden-floored reception hall with useful storage and modern cloakroom and includes a spacious rear aspect sitting room with exposed wooden flooring, bespoke storage and bi-fold doors to the rear terrace, a large sky lantern providing plenty of additional natural light. There is also a generous kitchen/breakfast room with a range of wall and base units with complementary worktops and modern integrated appliances.

Stairs rise from the reception hall to the first floor which provides a spacious double bedroom with shuttered French doors to a private balcony, an additional rear aspect double bedroom, a well-proportioned rear aspect study, suitable for use as an additional bedroom if required, and a contemporary family bathroom. On the second floor the property

offers a large principal bedroom with built-in storage and modern en suite shower room and the property's remaining double bedroom.

### Outside

Having plenty of kerb appeal, the property is approached over a block-paved side driveway offering parking for multiple vehicles and giving access to an oak-framed carport with a pedestrian gate to the rear garden. A block-paved path flanked by an area of level lawn and mature shrubbery leads to the storm porch and recessed front door. The well-maintained enclosed garden to the rear is laid mainly to level lawn and features a generous paved terrace, ideal for entertaining and al fresco dining.

### Location

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, public house, popular primary school and cricket and tennis clubs. 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; more extensive amenities are available in Sevenoaks. The area is ideal for the keen golfer with Nizels Golf Club in Hildenborough and Wildernesse and Knole in Sevenoaks. Trains from Leigh station offer excellent and speedy connections to London while the property also enjoys excellent links to the motorway network via the A21 and M25.

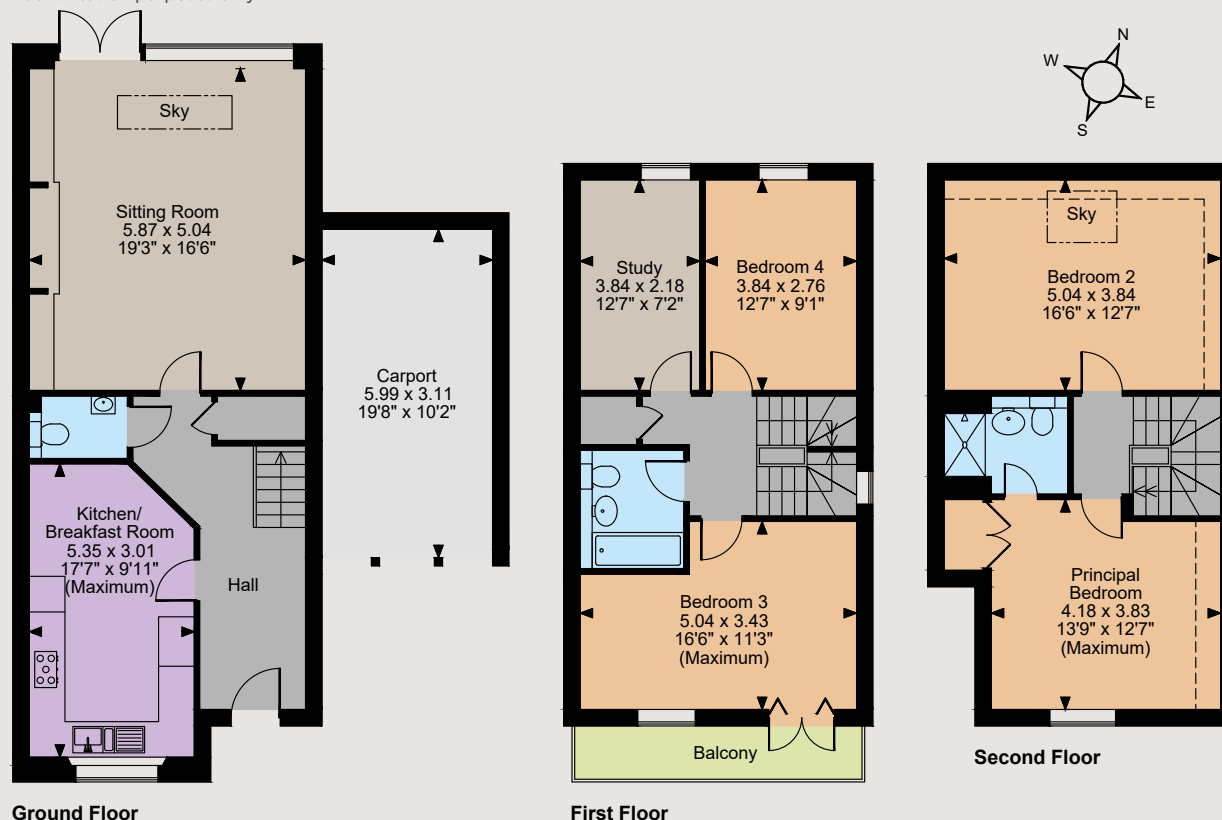
The area offers a wide range of state schooling including The Judd School and Tonbridge Grammar School (both rated Outstanding by Ofsted) together with a good selection of noted independent schools including Hilden Grange, Sackville, Hilden Oaks, Tonbridge, Fosse Bank, The Schools at Somerhill and Rose Hill.







Floorplans: Burton Avenue, Leigh, Kent Main House internal area 1,627 sq ft (151 sq m) Carport internal area 201 sq ft (19 sq m) Balcony external area = 55 sq ft (5 sq m) Total internal area 1,828 sq ft (170 sq m) For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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## Directions

From our office, head south-east on London Road (A224), then merge onto High Street (A225) and follow this road for 2.3 miles. Merge onto London Road (B245), stay on this road for 2.6 miles then turn right onto Leigh Road (B2027). After 1.0 mile keep left to continue on Powder Mills, then turn right onto Burton Avenue the property can be found on the left-hand side.

## General

**Local Authority:** Sevenoaks

**Services:** All mains, including gas

**Council Tax:** Band F

**Tenure:** Freehold

**Guide Price:** £795,000

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

## Sevenoaks

15 Bank Street, Sevenoaks, Kent TN13 1UW

**01732 459900**

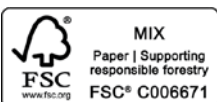
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