



3 Powder Mills, Leigh, Tonbridge, TN11 9AP

GUIDE PRICE £415,000 - £430,000

Jack Charles  
Estate Agents

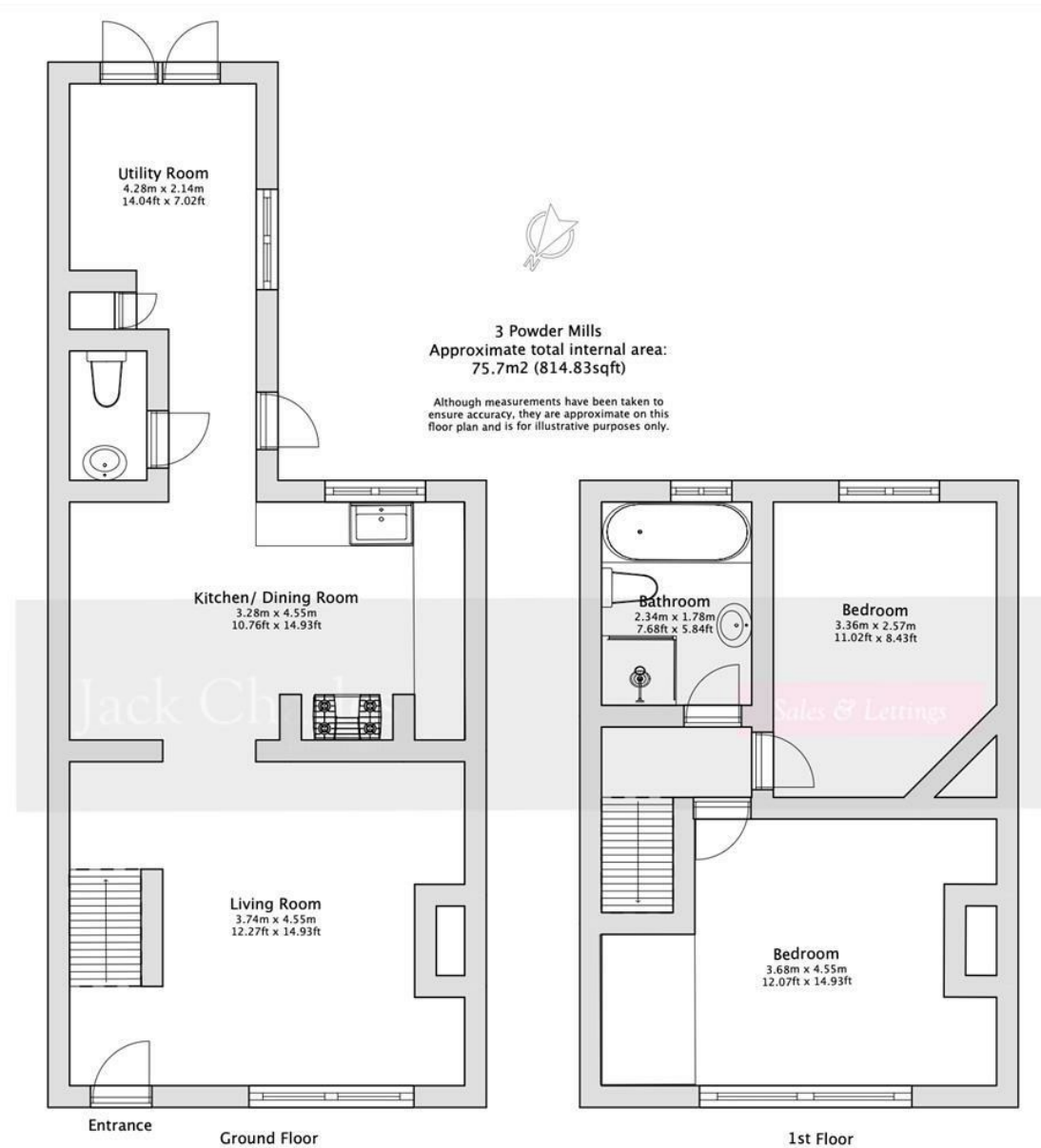
Sales & Lettings



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**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.

- Attractive Cottage
- Extended At The Rear
- Spacious Internal Layout
- Two Good Size Bedrooms
- Parking For 2 Cars
- Double Glazing & Gas Central Heating
- Sought After Village Location
- Main Reception Room With Fireplace
- Fitted Kitchen/Diner
- Enclosed Garden At The Rear



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**To Be Sold**

**\*GUIDE PRICE £415,000 - £430,000\*** Jack Charles welcome to the market this attractive and deceptively spacious two bedroom terrace house set within this popular semi rural village position within this pretty Hamlet of Powder Mills between the villages of Leigh & Hildenborough. The property offers a characterful and well appointed layout that has benefitted from a rear extension. In principal the accommodation offers a generous sitting room to the front with an open fire and an open plan fitted kitchen/diner set behind with modern units and ample space for table and chairs. Set beyond is useful cloakroom w/c, utility cupboard and study with then to the first floor two double bedrooms and a modern bathroom. Externally ample parking for two cars is found to the front with an enclosed garden with large shed to the rear. The property is well presented throughout and enjoys double glazing and gas central heating and would offer a convenient move to the lucky purchaser. Early viewings are strongly encouraged via appointed sole agents Jack Charles.

**Leigh**

Powder Mills 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, 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 including The Plough which very close by serving fantastic food as well as a wonderful venue for special occasions, other 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.



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Best                    |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | <b>79</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | <b>64</b>               |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |













