



64 Burton Avenue, Leigh, Tonbridge, Kent, TN11 9FB.

Guide Price £975,000

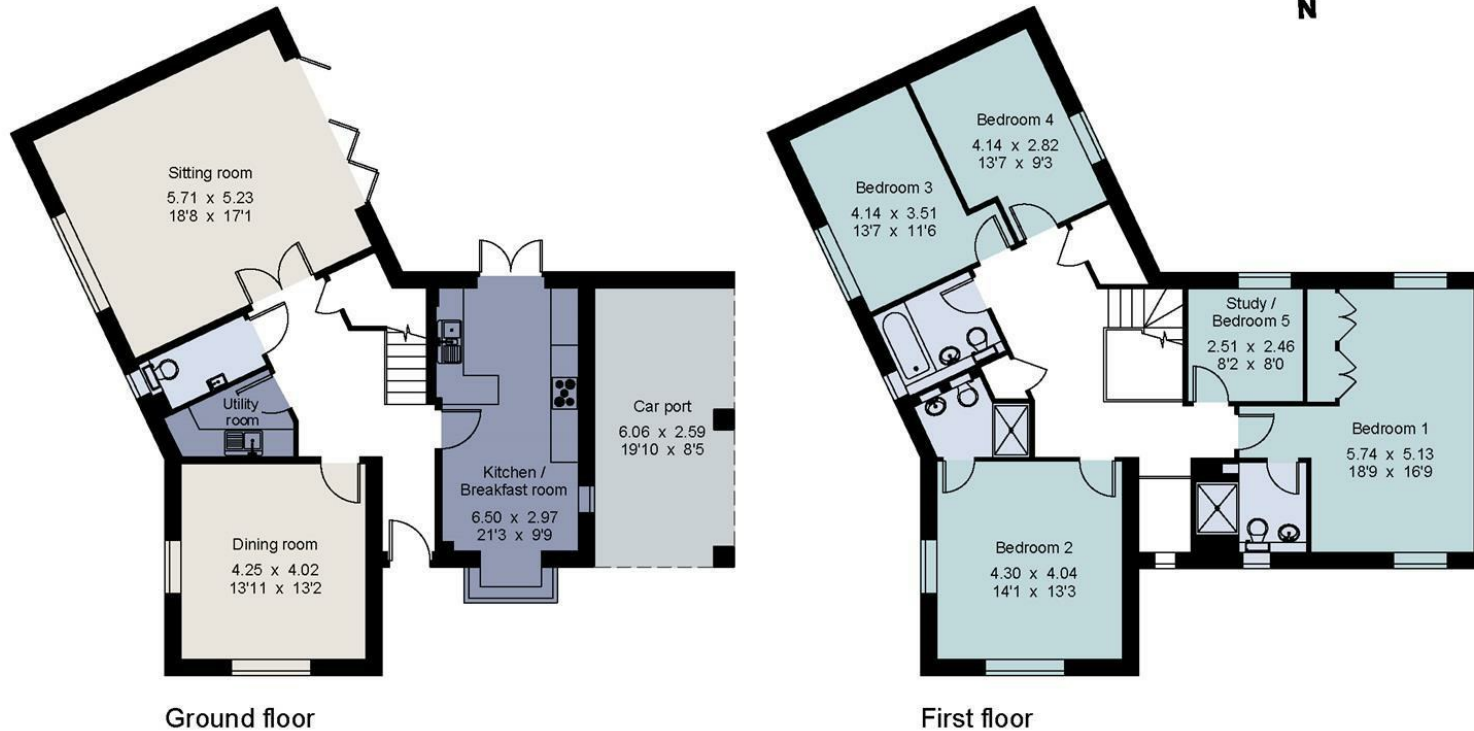
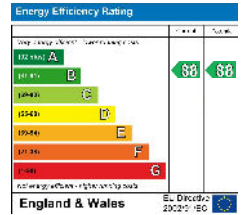
Jack Charles
Estate Agents

Sales & Lettings

- Detached Family Home
- Double Aspect Sitting Room
- Utility Room
- NO FORWARD CHAIN
- Five Bedrooms
- Dining Room / Study
- South Facing Garden
- Three Bathrooms Inc 2 Ensuites
- Kitchen / Dining Room
- Carport & Parking

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.

64 Burton Avenue, Leigh
Gross internal area (approx) 199.9 sq m / 2151 sq ft
Garage 15.6 sq m / 168 sq ft
Total 215.5 sq m / 2319 sq ft



For identification only - Not to scale
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To Be Sold

Jack Charles are delighted to offer for sale this well presented and spacious modern family home situated between the popular villages of Leigh and Hildenborough with easy access via foot or bike through Haysden Country park to Tonbridge Town centre.

The property is being sold with NO FORWARD CHAIN and was built in 2017 and has the remainder of the 10 year NHBC warranty.

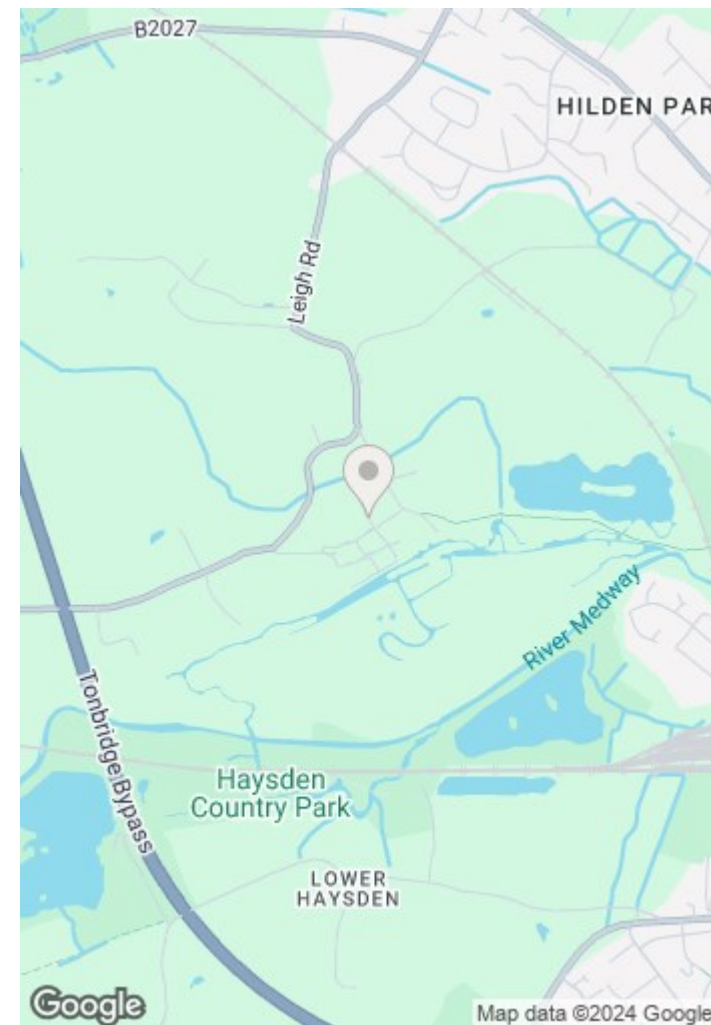
This very spacious home is arranged over two floors and comprises an entrance hall with turned stairs to the first floor, study / formal dining room, modern kitchen / dining room, utility room, cloakroom/ WC and a lovely double aspect sitting room. To the first floor is a spacious galleried landing, Five bedrooms, two ensuites and a family bathroom, some of the bedrooms have a super double aspect over the fields.

Outside there is an attractive south facing garden with a paved terrace and a second seating area, off road parking plus a carport.

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, 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.





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