3 Hollow Trees Close, Leigh, Tonbridge, TN11 8QF

Guide Price £580,000 - £590,000

Jack Charles
Estate Agents

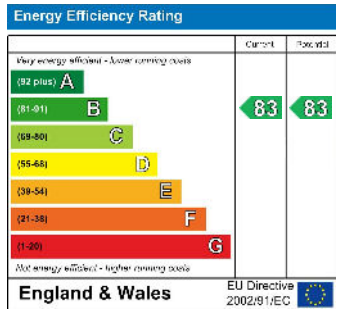
Sales & Lettings

- Guide £580,000 - £590,000
- Ensuite & Family Bathroom
- Living Room
- Three Bedrooms
- Fitted Kitchen
- Ample Parking & Garage
- NO FORWARD CHAIN
- Dining Room
- Exclusive Cul De Sac

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
APPROX. FLOOR AREA
603 SQ.FT.
(56.01 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA
443 SQ.FT.
(41.11 SQ.M.)



TOTAL APPROX. FLOOR AREA 1045 SQ.FT. (97.12 SQ.M.)

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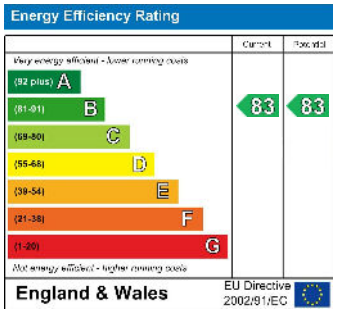
To Be Sold

Jack Charles are delighted to offer for sale this attractive modern three bedroom semi detached being sold with no onward chain. The property is located within a private cul de sac of 13 properties built in 2014 and enjoys an exclusive setting within this picturesque village and is just a short distance from the village green, local shops, schools, and Leigh Main Line station. Internally the property enjoys modern refinements with a well designed layout offering entrance hall, cloakroom w.c, bay fronted sitting room with dual aspect. An open plan kitchen/diner with a range of fitted units with integrated appliances with views onto the rear garden and an adjoining dining space with views and access onto the rear garden. To the first floor, the landing offers storage cupboards and access to the loft above with connecting doors leading to three well proportioned bedrooms. The principal bedroom benefits from an en-suite, as well as this floor is serviced by a family bathroom. Externally, the driveway provides ample parking and in turn leads to a garage which some of the neighbours have converted into living space. The rear garden is enclosed with a verdant outlook, patio, lawn and shed. The property is very energy efficient and the private road has a service charge of £250 per annum. Viewings are strongly encouraged via appointed sole agents Jack Charles.

Location

This picturesque village of Leigh is renowned for its mock tudor listed buildings and pretty village green. Amenities include a primary school, church, village store, post office and Leigh railway station (Victoria and Tonbridge/Redhill line). Hildenborough main line station (Charing Cross/Cannon Street line) is approximately one and a half miles distant and a good range of shopping, educational and recreational facilities may be found at both Sevenoaks and Tonbridge.

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, children's play areas, miniature railway, putting etc. Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns. The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21. Tonbridge offers a full scale of education from Nursery to College and includes Grammar & Private schools such as the world-renowned Tonbridge School. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).



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