21 Hunter Seal
Leigh
Tonbridge
Kent
TN11 9AW

- Semi Detached House
- Four Bedrooms
- Garage
- Parking
- Cloakroom
- Family Bathroom & Ensuite
- Views Over Farmland
- Garden
- Communal Woodland & land.

**Guide Price £650,000 - £675,000**
Freehold

**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.

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The property occupies a delightful semi rural location, known as 'The Powdermills' about 1.5 miles from the picturesque village of Leigh with its village green, general store/post office, Inn & primary school. The towns of Tonbridge & Sevenoaks are 3.5 miles and 6 miles respectively, both offer high street shopping facilities, schools and main line station. A made up footpath will lead you to Tonbridge Sports ground and then to the High Street, this therefore provides easy access to the Town Centre. Hayesden Country Park is also easy accessible, this offers a fishing lake and pleasant walks. For the commuter, easy access to main line stations at Hildenborough and Tonbridge.

TO BE SOLD
A spacious family home located in a quiet hamlet on the outskirts of Leigh. The residents have joint ownership of private woodlands and a paddock. This is a super opportunity to purchase a four double bedroom, two bathroom house, to the ground floor there is a kitchen / breakfast room, utility room, cloakroom, living room and separate dining room. The living room offers super views over the countryside behind and opens out onto a large raised decking area with a delightful aspect over the garden. There is plenty of external storage space under the decking and also with in the garage if required and parking to the front for two cars.

ENTRANCE
Access is via a brick paved driveway with canopied entrance and part glazed UPVC door leading to entrance hall.

ENTRANCE HALL
Stairs leading to first floor landing with under stairs cupboard, doors to sitting room, cloakroom, kitchen/breakfast, dining room and garage, double radiator and wood flooring.

SITTING ROOM 15' 0" x 11' 10" (4.57m x 3.60m)
Double glazed french doors leading to rear deacked patio area with views over farmland and lake, coved ceiling, wood flooring, two radiators and stone fireplace with inset gas fire.

CLOAKROOM
Double glazed frosted window to side, low level w/c, pedestal hand wash basin with splash back tiling, slate tiled flooring and radiator.

KITCHEN / BREAKFAST ROOM 11' 9" x 9' 11"
(3.58m x 3.02m)
Double glazed window to rear, one and a half bowl stainless steel sink and drainer with cupboards under and a further range of matching base and wall units, inset gas hob with extractor over, built in Smeg oven, integrated fridge freezer, dishwasher, radiator, ceramic wall tiling, tiled flooring and door to utility room.

UTILITY ROOM
Double glazed door to side, single stainless steel sink and drainer with cupboard under and a further range of matching wall units, space and plumbing for washing machine, space for under counter fridge, boiler, tiled flooring, radiator and extractor fan.

DINING ROOM 12' 7" x 9' 8" (3.83m x 2.94m)
Double glazed window to front, coved ceiling, wood flooring and radiator.

FIRST FLOOR LANDING
Doors to bedrooms and family bathroom and airing cupboard housing hot water cylinder. Loft access with ladder leading to part boarded loft and lighting.

MASTER BEDROOM 13' 0" x 12' 3" (3.96m x 3.73m)
Double glazed window to front, built in wardrobe, door to en-suite and radiator.

ENSUITE
Double glazed frosted window to front, low level w/c, ceramic wall tiling, pedestal hand wash basin, shower cubicle with Aqualisa power shower, inset halogen spot lights, radiator, wall mounted shaver socket, slate tiled flooring and extractor fan.

BEDROOM TWO 13' 1" x 9' 1" (3.98m x 2.77m)
Double glazed window to rear with views over farmland, access to loft and radiator.

BEDROOM THREE 12' 2" x 11' 2" (3.71m x 3.40m)
Double glazed window to rear with views over farmland and radiator.

BEDROOM FOUR 17' 0" x 9' 2" (5.18m x 2.79m)
Double glazed window to front and radiator.

FAMILY BATHROOM
Double glazed frosted window to side, shaver socket, low level W/C, pedestal hand wash basin, panelled bath with mixer taps and shower attachment, slate tiled flooring and radiator.

REAR GARDEN
Raised deacked patio area to the rear of the property with timber balustrade and steps leading down to the remainder of the garden which is mainly laid to lawn with side flowered borders housing an array of established shrubs and plants. Beneath the deacked patio area is an enclosed storage area with lighting and shingle base.

GARAGE 19' 11" x 8' 11" (6.07m x 2.72m)
Up and over door to front, power and lighting.

ADDITIONAL FEATURE
A delightful feature of this development by Crest Nicholson is an extensive area of amenity land which extends to several acres and is for the sole use of the residents. It comprises woodland area and meadow, a contribution is made by the residents annually for the upkeep of this. Further details upon request.

VIEWINGS
By appointment with Bracketts 01732 350503

Energy Efficiency Rating

Additional information