



6 Valle Gardens, Leigh, Kent, TN11 9FA

Nestled in the tranquil cul de sac within the gated development, this semi detached modern house offers a perfect blend of comfort and convenience. Built in 2017, this house provides ample space for family living.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining guests. The well-designed layout includes three spacious bedrooms, main bedroom having a walk-in wardrobe ensuring that everyone has their own private retreat. The property boasts two bathrooms, including a family bathroom and an ensuite, along with a convenient downstairs toilet, catering to the needs of a busy household.

One of the standout features of this home is the delightful garden room, which serves as a perfect spot to enjoy the natural light and views of the garden, making it an ideal space for hobbies or simply unwinding after a long day.

Families will appreciate the proximity to good schools, making the morning school run a breeze. Additionally, Tonbridge, Hilborough and Leigh stations and bus routes are just a short distance away, providing easy access to transport links for commuters.

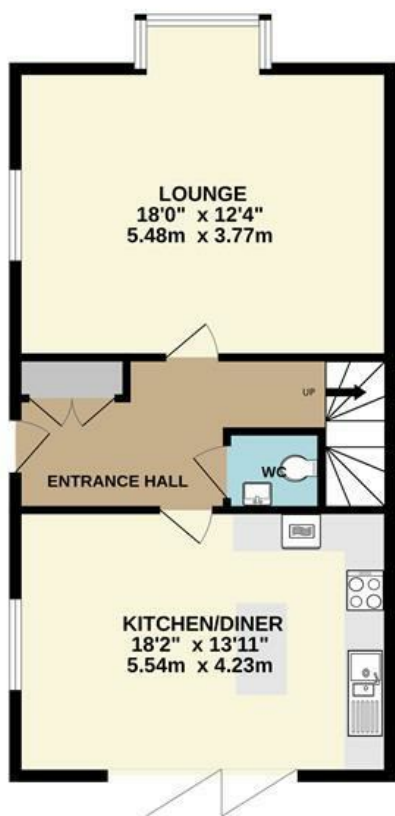
This property is not just a house; it is a home that offers a peaceful lifestyle in a desirable location. With woodland walks for dog walkers, a 16th century country pub and children's playground on your doorstep.

pub

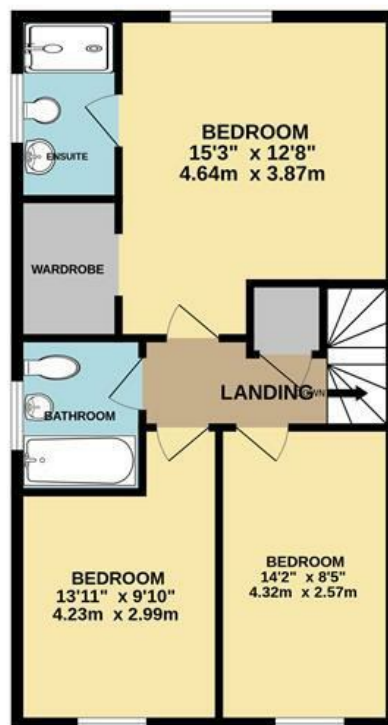
- Quiet cul de sac
- Garden room
- Downstairs toilet
- Kitchen / diner
- Family bathroom
- Ensuite to bedroom one
- Close to good schools
- Prestigious 1811 Powder Mill development
- EPC B
- Council Tax E

£650,000

GROUND FLOOR
767 sq.ft. (71.3 sq.m.) approx.



1ST FLOOR
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA: 1377 sq.ft. (128.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	