



Higham Lane, Tonbridge, Kent, TN10 4JB

Guide Price £725,000

When experience counts...

est. 1828
bracketts

Offered for sale is this detached family home. Situated on a sought after road in north Tonbridge close to local amenities at Martin Hardie Way. The property boasts a large plot with views across the local park. The property offers versatile living arrangements over the two floors. The current layout is as follows: ground floor entrance hall, master bedroom with en-suite, one further double bedroom, a walk-in wet room, kitchen/breakfast room, living room and a conservatory. The first floor boasts a stunning 19ft bedroom with a Juliette balcony with views across the rear garden, along with an additional double bedroom and a third bathroom. Externally the property is approached via a paved driveway offering off street parking for several cars and a mature garden. To the rear of the property there is a well stocked mature garden which benefits from a large decked area with the remaining laid to lawn with a selection of mature hedges, flower borders and trees. Offered with no onward chain this large versatile family home offering great versatility, viewings are highly recommended to appreciate the space on offer.

Detached Family Home

Versatile Living Arrangements

Sought After Location Close to
Local Amenities

Large Plot With Views Across Park

Sitting Room

Kitchen

Conservatory

Front & Rear Gardens - Large
Decked Seating Area

Driveway

No Onward Chain





LOCATION: 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, childrens' play areas, miniature railway, putting etc.

Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores, 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 first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. 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).

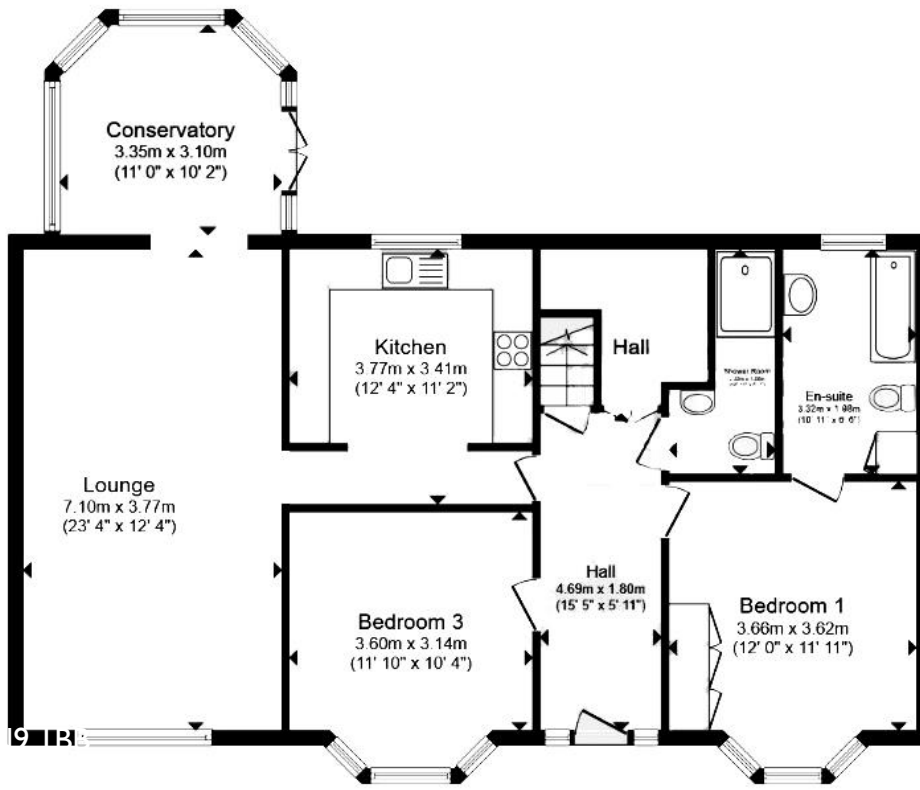
ADDITIONAL INFORMATION:

Council Tax Band E
Double Glazed Windows

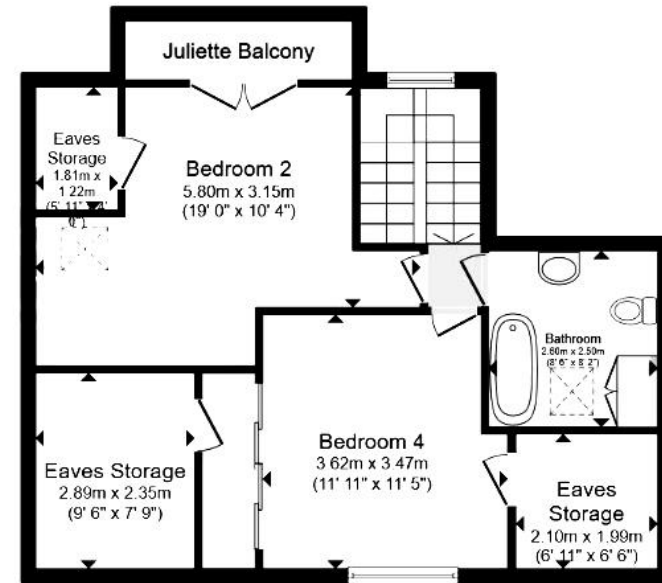
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	77 C
39-54	E		
21-38	F		
1-20	G		



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Ground Floor



First Floor

Total floor area 154.8 m² (1,666 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.