



2 Higham Gardens, Tonbridge, TN10 4HZ.

Jack Charles

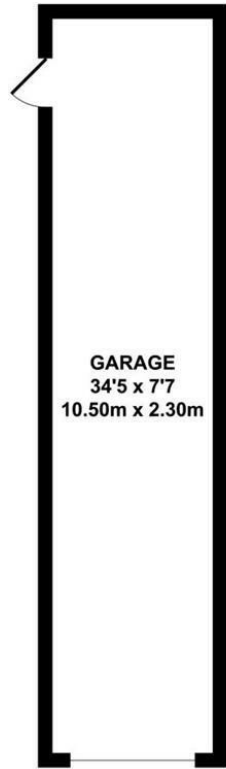
Guide Price £700,000 - £725,000

Jack Charles  
Estate Agents

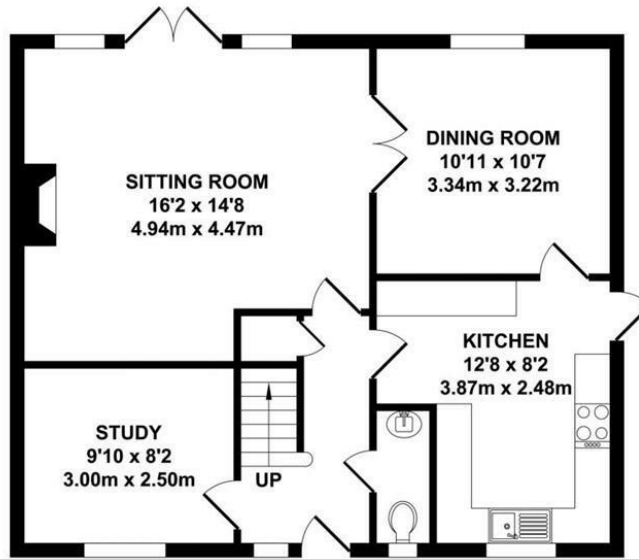
Sales & Lettings

- Detached Family Home
- Study
- Kitchen
- Four Bedrooms
- Dining Room
- Gardens & Tandem Garage
- Ensuite & Family Bathroom
- Sitting Room
- Popular Location

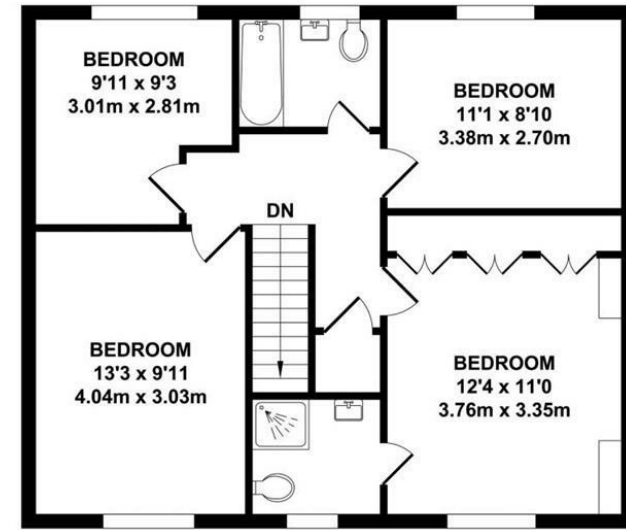
**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



**GARAGE**  
APPROX. FLOOR AREA  
260 SQ.FT.  
(24.15 SQ.M.)

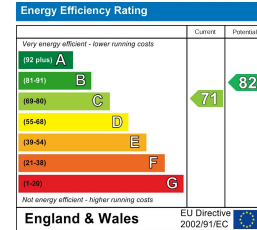


**GROUND FLOOR**  
APPROX. FLOOR AREA  
638 SQ.FT.  
(59.24 SQ.M.)



**FIRST FLOOR**  
APPROX. FLOOR AREA  
638 SQ.FT.  
(59.24 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1535 SQ.FT. (142.63 SQ.M.)**



**Important Notice:**  
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

## To Be Sold

Jack Charles are delighted to offer for sale this four bedroom detached family home situated in a popular cul de sac location in the Higham Wood area of north Tonbridge. The house is well presented throughout, you enter into a hallway that leads to a cloakroom/WC, study, living room, and the kitchen which is fitted with a range of units with Corian worktops, there is a connecting door to the dining room and side pathway. The lounge has a feature fireplace with patio doors leading to the rear garden and has double doors to the dining room which also has an aspect to over the rear garden. To the first floor there are four bedrooms and a family bathroom, bedroom one benefits from an ensuite shower room and has a range of fitted wardrobes and matching bedside cabinets.

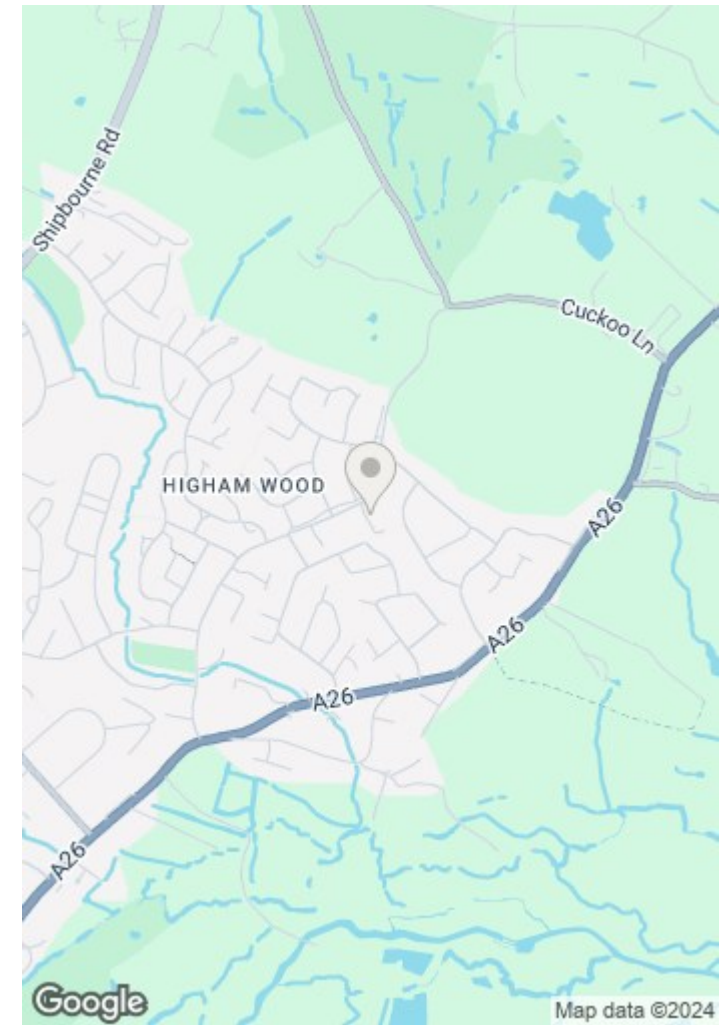
Outside the rear garden is secluded and contains a variety of mature shrubs and trees, lawn and a patio area. There is access to a tandem garage with an electric door, power and light and off road parking to the front with an EV charging point.

Viewings are recommended.

## Situation

Situation in a sought after close of Higham Gardens which is approximately 2 miles from the town centre and is a short distance from the local shops including a small supermarket, chemist, post office and dry cleaners. The local primary school, Woodlands is one of the most sought after in the area.

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 green etc. Tonbridge town offers an excellent range of retail and leisure activities with High Street stores, 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 range of education from Nursery to College and includes Grammar & Private schools such as the well-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).





Jack Charles



Jack Charles



Jack Charles



Jack Charles

**Jack Charles**  
Estate Agents

*Sales & Lettings*

<p>6 London Road Tunbridge Wells Kent TN1 1DQ Tel: (01892) 621 721</p>	<p>191 High Street Tonbridge Kent TN9 1BX Tel: (01732) 75 75 80</p>
--	---

E-mail: [info@jackcharles.co.uk](mailto:info@jackcharles.co.uk)  
[www.jackcharles.co.uk](http://www.jackcharles.co.uk)



Jack Charles



Jack Charles



Jack Charles



Jack Charles