



128a Higham Lane, Tonbridge, TN10 4BW

Guide Price £700,000 - £750,000

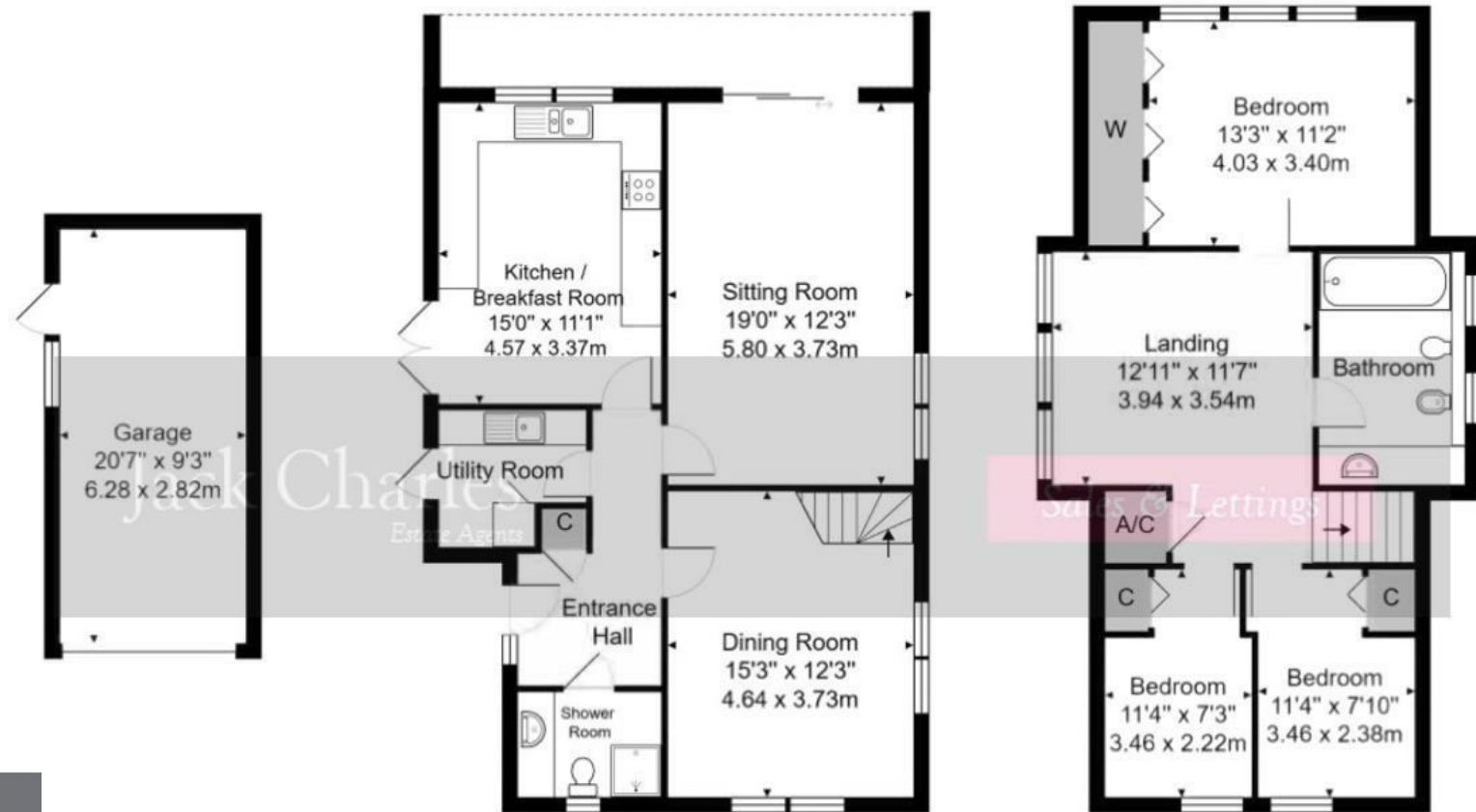
Jack Charles  
Estate Agents

Sales & Lettings

128a Higham Lane,  
Tonbridge, TN10  
4BW

**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.

- Detached Scandia-Hus
- Three Bedrooms
- Two Bathrooms
- Kitchen / Breakfast Room
- Dining Room
- Sitting Room
- Utility Room
- Gardens
- Driveway & Garage
- No Chain



**Ground Floor**

**First Floor**

House Approx. Gross Internal Area  
1433 sq. ft / 133.1 sq. m

Garage Approx. Internal Area  
191 sq. ft / 17.7 sq. m

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**To Be Sold**

Jack Charles are delighted to offer for sale this wonderful unique detached home set back from the road, designed in the style of a 'Scandia-Hus'. The property is beautifully presented and situated in a highly desirable location and is approached via a driveway, it is triple glazed throughout and you enter at the side into a spacious entrance hall with fitted storage and doors to the ground floor shower room, utility room, kitchen / breakfast room and two good sized reception rooms, the living room has sliding doors to the rear garden and the dining room is at the front of the house with stairs to the first floor. The kitchen is a generous size with space for a table and chairs and has a lovely outlook to the garden.

To the first floor there is large open reception landing which we feel offers great potential to be converted into a fourth bedroom. The master bedroom has a vaulted ceiling and fitted storage, there are two further bedrooms. A family bathroom completes the first floor.

Outside, the property has super gardens with a patio area, lawn and well established trees, plants and flowerbeds. Access is available at both sides of the house and to the front is a driveway with ample parking and single garage.

Viewings are recommended.

**Tonbridge Location**

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).



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 78                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            | 52      |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

