



123 Higham Lane, Tonbridge, Kent TN10 4BX
Guide Price: £750,000 - £800,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



*Detached Family Home *North Tonbridge Location
*Four Bedrooms *Three Receptions *Kitchen/Breakfast Room
*Cloakroom *Refurbished Family Bathroom
*Front Garden & Driveway *Single Garage *Attractive Rear Garden
*Requiring Updating *No Onward Chain

Description

Coming onto the market with no onward chain is this detached Gough Cooper four bedroom family home, situated towards the end of a no through road, off Higham Lane with views over fields to the front. The property offers excellent versatile family accommodation having been previously extended to the side and rear and could now benefit from some general modernisation throughout.

Accommodation:-

- Front garden and block paved driveway, pathways leading to the front door and side access via wooden gate, area of lawn with attractive shrub/flower borders.
- Entrance hallway with stairs rising to the first floor, cloaks cupboard with electric meter and fuse board and door to cloakroom comprising close coupled w.c and vanity basin.
- Sitting room with central brick fireplace, French doors opening to the rear terrace with side windows and lovely outlook over the rear garden. Door to study also with outlook over the rear garden.
- Separate dining room with aspect to front and fitted cupboard.
- Kitchen fitted with range of wooden wall cabinets and base units of cupboards and drawers, sink unit with tiled splashback, eye level Neff double oven, four burner gas hob, space for washing machine, space for freestanding fridge/freezer. Cupboard housing Potterton boiler and programmer and door to side.
- First floor bright landing having built in airing cupboard with tank, access to loft space via hatch. Further double fitted wardrobes with cupboards above.
- Main bedroom enjoying a lovely aspect to the rear overlooking the garden, small built in storage cupboard and papered feature wall. Second bedroom with aspect to side. Third bedroom having double fitted wardrobes with cupboards above, further fitted shelved cupboard and dressing table. Fourth bedroom with aspect to front, fitted double wardrobe, shelving and desk.



- Refurbished family bathroom fitted with a white suite comprising panelled bath, close coupled w.c, vanity unit with basin, tiled corner shower enclosure fitted with an Aqualisa thermostatic shower. Tiling to half height with decorative border tile, small fitted cupboard, chrome heated towel rail, inset lighting and laminate would affect flooring.
- Attractive westerly facing rear garden mainly lawn with mature, shrub tree and flower borders, paved terrace area and pathways leading to the side and far rear of the garden, screened by hedging with garden shed, greenhouse, small vegetable patch and compost area and mature hedging to rear boundary.
- Single garage with up & over door to front, no access to rear.
- Services & Points of Note:- All mains services. Gas fired central heating system. Multi paned double glazed windows. Standard broadband.
- Council Tax Band: F - Tonbridge & Malling.
- EPC: C

Situation

The property is located on the northern side of the town, being a popular area for families, offering local shops and amenities at Martin Hardie Way and close to the popular Woodlands Primary School. Tonbridge is an attractive market and commuter town situated on the banks of the river Medway with Norman castle and riverside park. The town offers a good range of shops, supermarkets, restaurants, bars and cafes, leisure centres, a swimming pool and tennis courts. There are excellent primary and secondary schools locally in both state and private sectors including Weald of Kent and Judd grammar schools and Tonbridge School and Tonbridge main line station provides services to Cannon Street/London Bridge/Charing Cross in about 40 minutes. The A21 and A26 linking to the M25 and M20 are easily accessible.



Viewing Strictly By Appointment

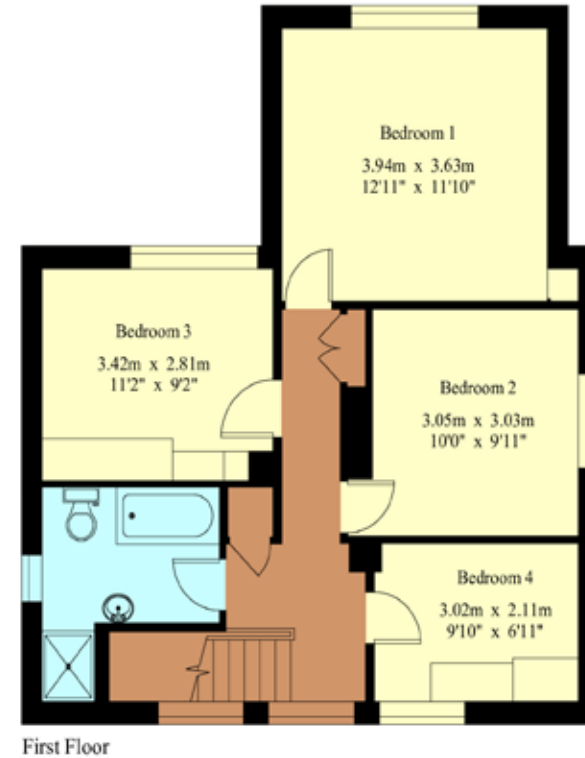
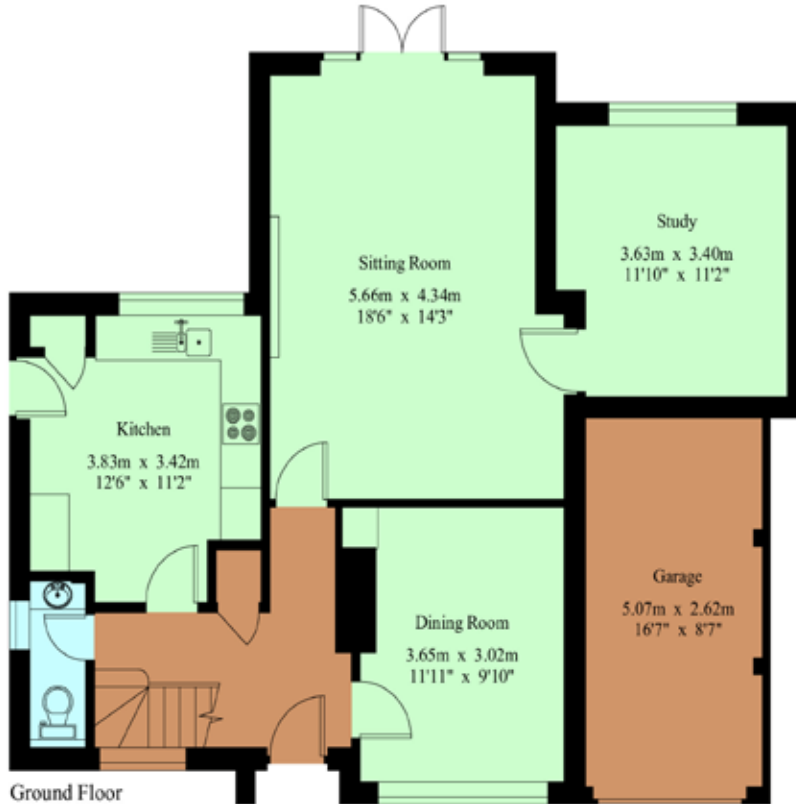
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123 Higham Lane

Gross Internal Area : 147.3 sq.m (1,585 sq.ft.)

(Including Garage)



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