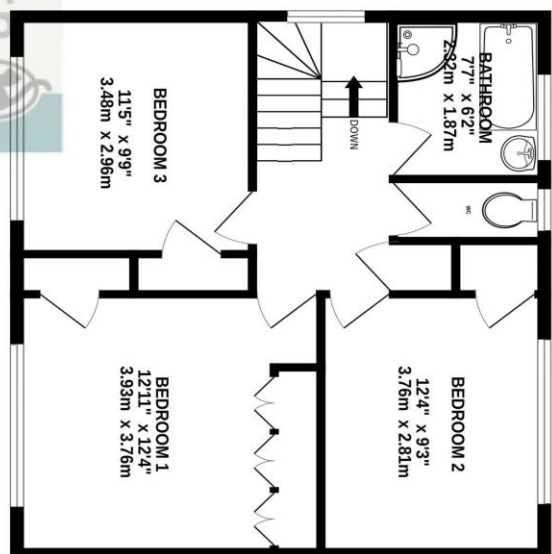
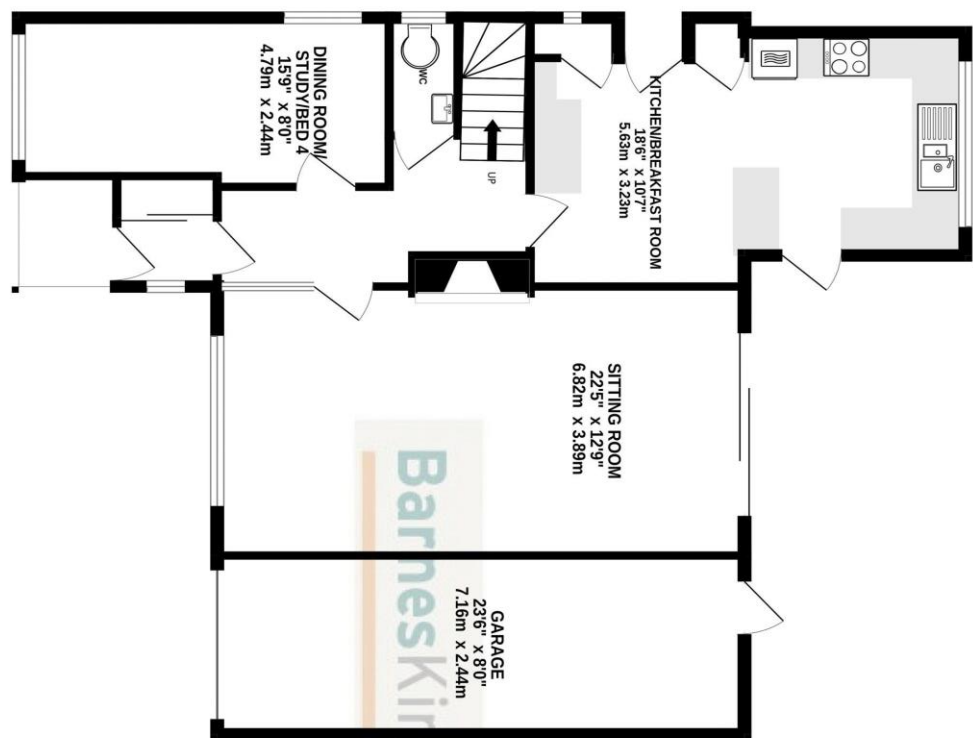


**Barnes Kingsnorth offices at:**  
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 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk  
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

# Barnes Kingsnorth



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of the property are given as approximate and should not be relied upon for any legal purpose, omission or mis-statement. The 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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TOTAL FLOOR AREA: 1522 sq.ft. (141.4 sq.m.) approx.  
 HIGHAM LANE, TONBRIDGE



**Higham Lane, Tonbridge, Kent, TN10 4BP**

**£650,000 Freehold**

**Viewings strictly by appointment with the agent**  
 Tel: 01732 771616  
[www.bkestateagents.com](http://www.bkestateagents.com)

**AGENT'S NOTE:** Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.



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### THE PROPERTY

Brought to the market with family living in mind, this super-size, detached property offers a flexible layout which encompasses all the necessities for a modern family lifestyle. Front entry to the house is through the covered porchway into the spacious hallway with original herringbone parquet flooring and storage space for coats and shoes. This leads through to an expansive sitting room as well as a handy downstairs cloakroom. The light and airy sitting room is exceptionally large and is of excellent proportions to accommodate plenty of comfy seating, ideal for relaxing around the feature fireplace. From here you can also enjoy the views across the stunning rear garden through the double-glazed sliding doors. Directly opposite is an additional multiple living area which would be suitable as a separate dining room/study/bedroom four and enjoys dual aspect. The immaculate kitchen/breakfast room is well equipped with a comprehensive range of oak units and laminate worktops offering ample space for storage and includes some appliances. A real bonus is the traditional pantry and in addition a 'cold cupboard' too! Stairs rise from the hall to the first floor with three well proportioned double bedrooms, each benefitting from fitted cupboards. The family bathroom is fitted with white suite and includes both bath and separate shower cubicle. A handy, separate WC completes the picture.

### OUTSIDE

A neat, easily maintained frontage with double access block paved driveway provides ample off-road parking for all the family vehicles and there is the benefit of an extensive garage which adds practicality and convenience. The rear garden is a real feature at this property with swathes of stunning green lawn interspersed with well stocked mature shrubs and trees boasting views to the rear over farmland. Here is a beautifully presented home of excellent proportions offering a flexible layout combined with convenient and sought after location and should certainly appeal to those with a growing family!



### THE LOCAL AREA

Higham Lane is a sought-after residential area located just over 2 miles distant from Tonbridge town centre on the northern side of the town. A popular area for families, offering local shops and amenities at Martin Hardie Way and with many excellent primary schools close by, this property is within the catchment area of both secondary and grammar schools. The area also benefits from open space nearby and is within easy access of Tonbridge, a modern, yet historic town so ideally placed for the mainline station and commuting to London as well as excellent shopping and recreational facilities. The town dates back to Saxon times and is centred around the River Medway and features Kent's best example of a Motte & Gatehouse at Tonbridge Castle. A colourful history intertwines tales of Kings and tyrants, heroes and mercenaries and there are links with famous literary figures. The castle grounds adjoin Tonbridge sports ground which provides plenty of opportunity for keeping fit with a swimming pool, sports pitches, cycle routes along with riverside walks. Tonbridge main line station offers fast services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes.

### ROUTE TO VIEW

From our office in Tonbridge High Street, proceed northwards, at the traffic lights turn right into Hadlow Road, A26, proceed approximately 2 miles taking the left turn into Higham Lane and the property will be found at the top (past Barchester Way) on the right-hand side identified by our For Sale Board.

*PLEASE NOTE: In accordance with Money Laundering Regulations, we are required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each customer. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.*

**Energy Efficiency Rating: D**

**Council Tax Band: F**

