



57 Higham Lane, Tonbridge, Kent, TN10 4BN

£895,000

**Waghorn  
&  
Company**

Independent Estate Agents

**\* 4 Bedroom Detached Family Home \* 3 Reception Rooms & First Floor Sun Room \*  
Conveniently Located For Local Schools, Shops & Bus Routes \* Large Driveway \* Well  
Kept Gardens \* EPC Rating C / Council Tax Band F - £3,249.24 P.A. \***

Waghorn & Company are proud to offer to the market this deceptively spacious, 4 bedroom detached family home, situated in a popular residential area which is conveniently located for local Schools, amenities & bus routes. The property offers versatile accommodation throughout which is highlighted by an abundance of natural light with the added benefits of a garage, workshop, ground floor bathroom, ample parking & well kept gardens. An early viewing is highly recommended to avoid disappointment.

**Entrance**

Access is via a canopied entrance porch with door leading to entrance hall.

**Entrance Hall**

Stairs to first floor landing with under stairs storage cupboard, doors to sitting room, family room/breakfast room, dining room, bathroom & kitchen, parquet flooring and radiator.

**Sitting Room**

Patio doors to front with matching side windows, parquet flooring, feature fireplace, twin doors to dining room & 2 radiators.

**Dining Room**

Patio door to rear with matching side windows & 2 double glazed windows to side, door to workshop, twin doors to sitting room, parquet flooring and vertical radiator.

**Workshop**

Part glazed door to side with matching side window & window to rear, door to garage, a selection of work benches, power and lighting.

**Garage**

Electric roller door to front, window to side, power and lighting.

**Bathroom**

Double glazed frosted window to rear, corner bath with mixer taps and hand shower piece, ceramic wall tiling, low level w/c, pedestal hand wash basin, parquet flooring, extractor fan and heated towel rail.

**Kitchen**

Double glazed window to rear, one and a half bowl sink and drainer set within worktop with cupboards under and a further range of matching base and wall units, inset four ring induction hob with extractor hood over, built in electric oven and microwave, archway to family room/breakfast room, ceramic wall tiling, tiled flooring, sliding door to utility room & cupboard housing gas boiler.

**Utility Room**

Double glazed window to rear, doors to both front & rear, stainless steel sink and drainer with cupboard under and a further range of matching base and wall units, space and plumbing for washing machine, space for free standing fridge, freezer and chest freezer.





### **Family Room/Breakfast Room**

Double glazed window to front, parquet flooring and vertical radiator.

### **First Floor Landing**

Double glazed window to front, parquet flooring, doors to bedrooms & cloakroom.

### **Bedroom One**

Double glazed window to side, sliding patio door to sun room, wood laminate flooring and eaves storage cupboard.

### **Sun Room**

Double glazed to both sides and rear with tiled flooring.

### **Bedroom Two**

Double glazed window to front.

### **Bedroom Three**

Double glazed window to front.

### **Bedroom Four**

Double glazed window to side, eaves storage cupboard, built in wardrobe, airing cupboard and access to loft.

### **Cloakroom**

Double glazed frosted window to rear, low level w/c, hand wash basin set within vanity unit, bidet and ceramic wall tiling.

### **Rear Garden**

To the rear of the property is a paved patio area with the remainder of the garden being mainly laid to lawn with flowered borders housing an array of established shrubs, plants, bushes & trees, there is a further decorative patio area, raised vegetable beds, outside water tap, side pedestrian access and self contained storage shed to side.

### **Tenure**

Freehold

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