



57 Higham Lane, Tonbridge, Kent, TN10 4BN

£850,000

**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 establishes 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

Energy performance certificate (EPC)		
57 Higham Lane Tonbridge TN10 4BN	Energy rating <b>C</b>	Valid until 8 January 2033
Property type Detached house		Certificate number: 0114-3023-4209-0197-0200
Total floor area 139 square metres		

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions <https://www.gov.uk/guidance/domestic-privately-rented-property-minimum-energy-efficiency-standard-landlord-guidance>.

**Energy rating and score**

This property's energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74	74
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced in accordance with the property misdescriptions act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to exchange of contracts.

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