



123 Higham Lane, Tonbridge, Kent, TN10 4BX

£750,000

**Waghorn
&
Company**

Independent Estate Agents

*** Four Bedroom Detached Family Home * Driveway and Garage * Family Bathroom & Ground Floor Cloakroom * Scope for Further Improvement (STPP) * No Onward Chain * EPC Rating C / Council Tax Band F - £3,249.24 P.A. ***

Waghorn and Company are proud to offer to the market this well presented, spacious four bedroom detached family home, situated in North Tonbridge close to the popular Woodlands School, bus routes and local amenities. This property has the added benefits of off-road parking, garage, good size rear garden and scope for modernisation throughout (STPP). An early viewing is highly recommended!

Front Garden

To the front of the property is a brick paved driveway with path leading to front entrance door and side pedestrian access to rear garden, the remainder of the garden is mainly laid to lawn with flowered borders housing an array of established plants, shrubs and trees.

Entrance

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

Entrance Hall

Double glazed leaded light window to front, doors to dining room, living room, kitchen, downstairs cloakroom, storage cupboard, stairs to first floor landing and radiator.

Dining Room

Double glazed leaded light windows to front, small storage cupboard and radiator.

Living Room

Double glazed leaded light French patio doors leading to rear garden with matching side windows, feature electric fireplace, door to study/snug, three wall light points and two radiators.

Study/Snug

Double glazed leaded light window to rear, two wall light points, fitted cupboards and shelving and radiator.

Downstairs Cloakroom

Frosted double glazed window to side, low level W/C, sink set within vanity unit, wall mounted mirror, ceramic wall tiling and radiator.

Kitchen

Double glazed leaded light window to rear, frosted double glazed door to side, one and a half bowl sink and drainer with cupboards under and a further range of matching base and wall units, space and plumbing for washing machine, space for freestanding fridge/freezer, gas hob with extractor hood over, double oven, larder cupboard with shelves housing wall mounted boiler and radiator.

First Floor Landing

Two double glazed leaded light windows to front, doors to bedrooms, family bathroom, airing cupboard, storage cupboard and access to loft.

Bedroom 4

Double glazed leaded light window to front, fitted cupboards and radiator.





Bedroom 2

Double glazed leaded light window to side, built in wardrobe and radiator.

Bedroom 3

Double glazed leaded light window to rear, built in wardrobes and vanity desk and radiator.

Bedroom 1

Double glazed leaded light window to rear, built in storage and radiator.

Family Bathroom

Double glazed frosted window to side, hand wash basin set within vanity unit, wall mounted mirror, low level W/C, pedestal hand wash basin with mixer taps, shower cubicle with Aqualisa thermostatic shower, ceramic wall tiling, inbuilt vanity cupboard, heated towel rail and radiator.

Rear Garden

To the rear of the property is a paved patio with sloped path leading to the remainder of the garden which is mainly laid to lawn with flowered borders housing an array of established shrubs, flowers, trees, plants and bushes. To the rear of the garden screened by hedging with continued path to timber shed and greenhouse, side pedestrian access and outside water tap.

Garage

Up and over door to front, power and lighting.

Tenure

Freehold



01732 808542

sales@waghornandcompany.co.uk

127 High Street, Tonbridge, Kent, TN9 1DH

www.waghornandcompany.co.uk

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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Total Area: 147.3 m² ... 1585 ft²
 All measurements are approximate and for display purposes only.

