



128a Higham Lane, Tonbridge, Kent, TN10 4BW

£875,000

**Waghorn
&
Company**

Independent Estate Agents

*** Three Bedroom Detached Family Home * Scandinavian Style and Build * Downstairs
Shower Room & Family Bathroom * Triple Glazing Throughout * Good Size South Facing
Rear Garden * EPC Rating: E / Council Tax Band: F £3,403.36 PA ***

Waghorn and Company are proud to present this beautifully presented, individually designed and built Scandinavian style house, with attractive weather board elevations and good size family accommodation. The property is conveniently located for local shops and bus routes, with the added benefits of a; detached garage, lovely south facing garden, wonderful reception landing and triple glazed windows throughout. An early viewing is highly recommended.

Front

to the front of the property is a brick paved driveway with access to detached garage, area of garden which has an array of established shrubs, plants and bushes, gated access to rear garden.

Entrance

Access to the property is via a solid wood entrance door with matching side windows leading to entrance hall.

Entrance Hall

Panelled glazed doors to dining room, sitting room, kitchen breakfast room, shower room and utility room, coats cupboard with hanging space and shelving, wood slatted ceiling, wooden flooring and wall mounted electric heater.

Sitting Room 12' 3" x 19' 4" (3.73m x 5.89m)

Two triple glazed window to side and triple glazed sliding patio doors to rear garden, wooden flooring, panelled wood ceiling with lighting, four wall light points and wall mounted electric storage heater.

Kitchen / Breakfast Room 15' 0" x 11' 1" (4.57m x 3.38m)

Two triple glazed windows to side and two triple glazed doors windows to rear, one and a half bowl sink and drainer with cupboard under and a further range of matching base and wall units, inset electric hob with extractor hood over and built in electric double oven, integrated fridge / freezer, ceramic wall tiling, slatted wooden ceiling and inset spotlights.

Dining Room 12' 3" x 15' 0" (3.73m x 4.57m)

Two triple glazed windows to front, two triple glazed windows to side, wooden flooring, slatted wooden ceiling and wall mounted electric storage heater.

Shower Room

Triple glazed frosted window to front, low level W/C, hand wash basin set within vanity unit with tiled surface and cupboard under, shower cubicle with electric shower, slatted wooden ceiling with inset spotlights, wall light and shaver socket.

Utility Room 6' 9" x 7' 4" (2.06m x 2.23m)

Single stainless steel sink and drainer with cupboards under and further range of matching base and wall units, part triple glazed wooden door leading to rear garden, space and plumbing for washing machine, ceramic wall tiling and slatted wooden ceiling.

First Floor Reception 12' 10" x 15' 0" (3.91m x 4.57m)

Three triple glazed windows to side, airing cupboard housing hot water cylinder, doors to bedrooms and family bathroom, access to loft, wooden flooring.





Bedroom 1 11' 0" x 13' 3" (3.35m x 4.04m)

Slatted wood ceiling, built in wardrobes, wooden flooring and wall mounted electric heater.

Bedroom 2 7' 8" x 11' 4" (2.34m x 3.45m)

Triple glazed window to front, built in wardrobes and wall mounted electric heater.

Bedroom 3 11' 3" x 7' 3" (3.43m x 2.21m)

Triple glazed window to front, built in wardrobes, wooden flooring and wall mounted electric heater.

Family Bathroom

Panelled bath with shower over, low level W/C, bidet, hand wash basin set within tiled surface with fitted wall mirror over and fitted cupboards under, wall light point with electric shaver socket and ceramic wall tiling,

Rear Garden

To the rear of the property, which can be accessed via the sitting room, kitchen and utility, is a canopied patio area with steps leading down to a stone patio area and path giving access to the front of the property, the remainder of the garden is mainly laid to lawn with flowered borders and a large selection of established shrubs, plants and bushes, outside water tap and lighting, to the rear of the garden which is accessed via a pergola is a timber shed.

Garage 20' 0" x 9' 2" (6.09m x 2.79m)

Electric, remote operated, up and over door to front, triple glazed door and window to side, power and lighting.

Tenure

Freehold



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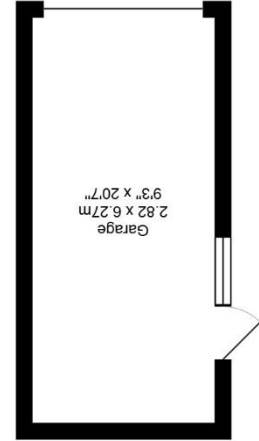
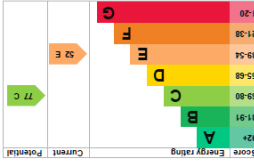
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Energy performance certificate (EPC)			
128a Higham Lane TONBRIDGE TN10 4BW	Energy rating E	Certificate number:	6516-2185-7002-6194-8906
		Valid until:	24 April 2035

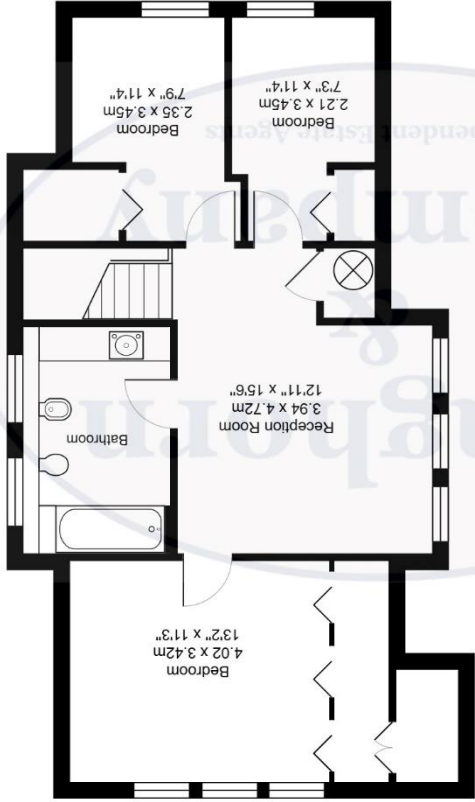
Rules on letting this property	
Property type	Detached house
Overall floor area	136 square metres

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/landlord-guidance-rented-property-minimum-energy-efficiency-standards>).

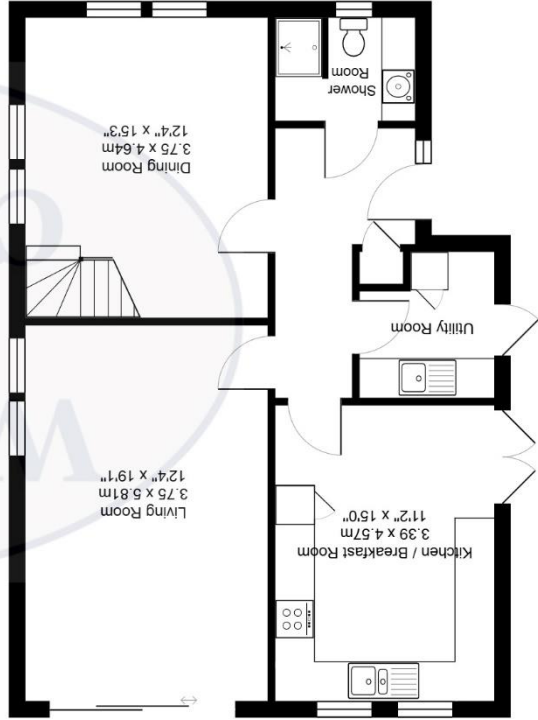
Energy rating and score
The graph shows this property's current and potential energy rating.
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
For properties in England and Wales:
the average energy rating is D
the average energy score is 50



(Not shown in actual location)
Area: 17.7 m² ... 190 ft²



First Floor
Area: 65.8 m² ... 708 ft²



Ground Floor
Area: 72.4 m² ... 779 ft²

Total Area: 155.9 m² ... 1678 ft²
All measurements are approximate and for display purposes only.

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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