

80 Higham Lane, Tonbridge, TN10 4JF.

Jack Charles

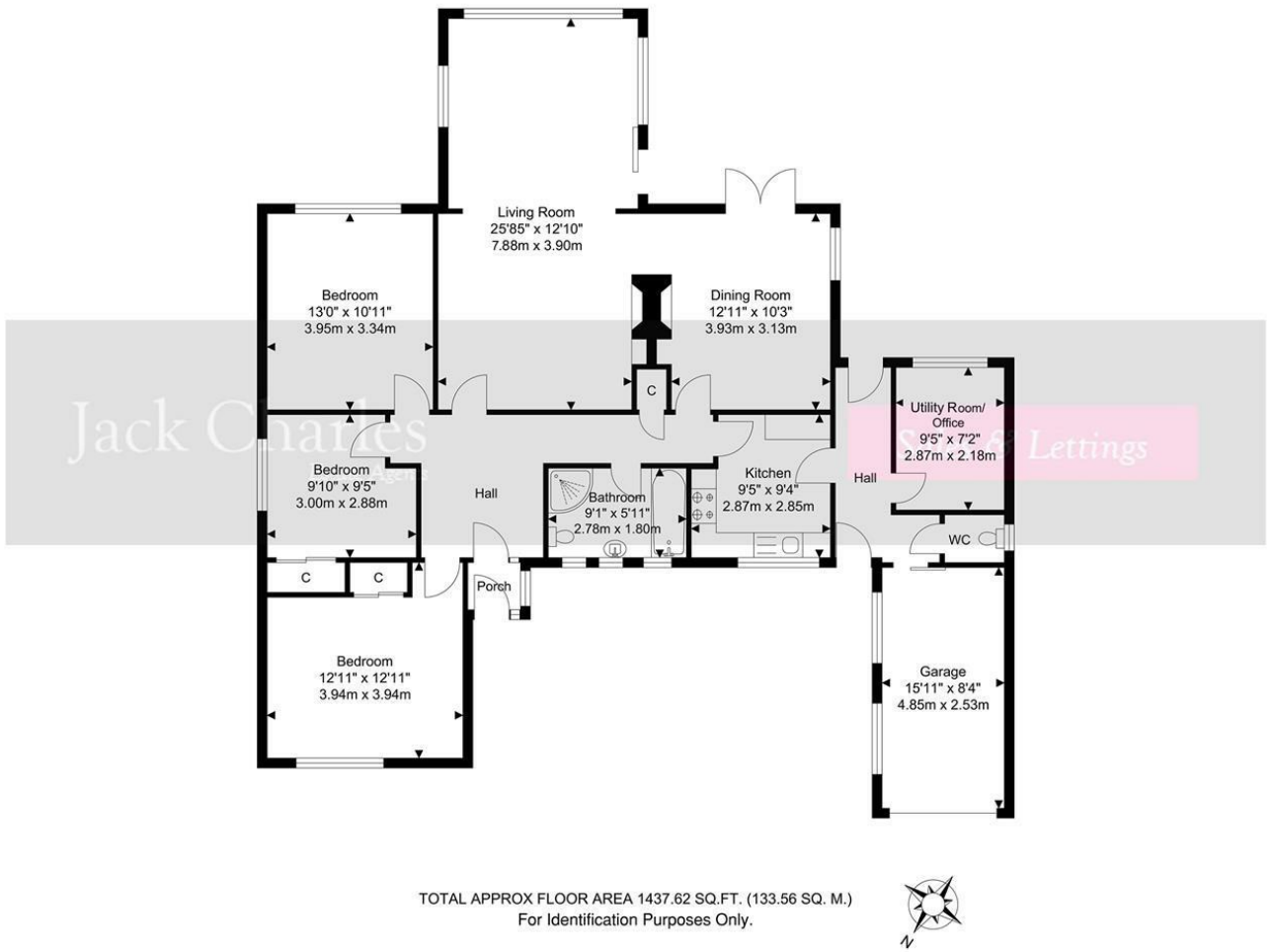
Guide Price £625,000 - £675,000

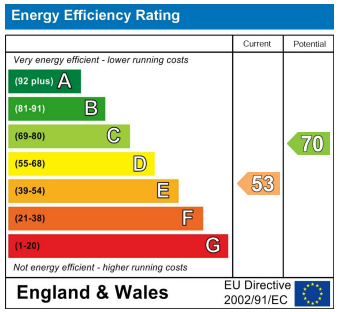
Jack Charles
Estate Agents

Sales & Lettings

- Detached Bungalow
- Three Bedrooms
- Living Room & Garden Room
- Dining Room
- Kitchen
- Family Bathroom
- Mature Front & Rear Gardens
- Parking & Garage
- Scope For Further Expansion STPP

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.





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To Be Sold

Jack Charles are delighted to offer for sale this detached bungalow, situated in a highly sought after residential location within Tonbridge. Having been previously extended, the property offers excellent scope for further enlargement and reconfiguration, subject to the necessary planning permissions and building regulations, making it an ideal opportunity for buyers looking to create a superb long term family home.

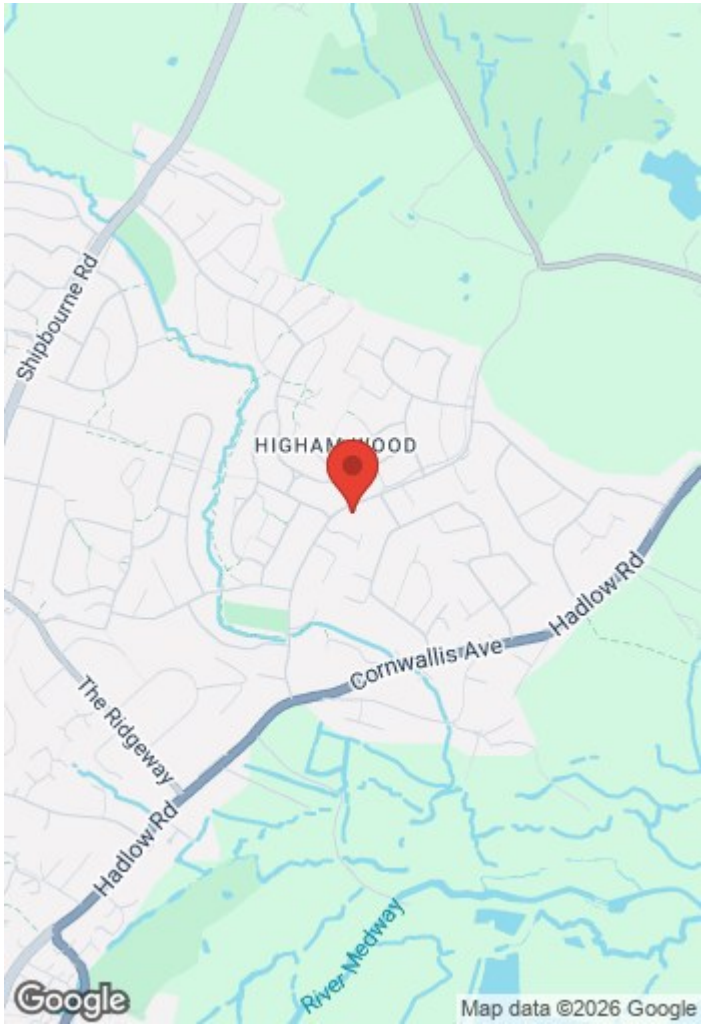
The well proportioned accommodation currently comprises three bedrooms, a family bathroom, a spacious living room which flows seamlessly into a delightful garden room, creating an excellent reception space overlooking the rear garden. There is also a separate dining room, a fitted kitchen and a side hallway providing access to a useful storage room or study, a separate WC and the integral garage. Both the garage and adjoining storage area offer excellent potential for conversion, subject to the relevant consents.

Outside, the property enjoys beautifully maintained gardens to both the front and rear. The front garden is enclosed by mature hedging, creating a good degree of privacy, and is predominantly laid to lawn. A driveway provides off road parking and leads to the integral garage.

The rear garden has been thoughtfully landscaped and features a brick paved patio immediately adjoining the garden room and dining room, providing an ideal space for outdoor entertaining. The remainder of the garden is mainly laid to lawn and is beautifully stocked with established flower and shrub borders, together with a variety of mature trees and plants, creating an attractive and peaceful setting.

Tonbridge Location

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, children's play areas, miniature railway, putting green etc. Tonbridge town offers an excellent range of retail and leisure activities with High Street stores, together with a selection of coffee shops, restaurants and local inns. The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21. Tonbridge offers a full range of education from Nursery to College and includes Grammar & Private schools such as the well-renowned Tonbridge School. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

















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