

11 Higham Gardens, Tonbridge, Kent, TN10 4HZ

Guide Price £600,000 - £650,000

**Waghorn
&
Company**

Independent Estate Agents

*** Detached Bungalow * Three Bedrooms * Bathroom and En-suite * Well Maintained Gardens * Detached Double Garage and Driveway * EPC Rating: D / Council Tax Band E-£2,879.76 PA ***

Waghorn and Company are proud to present to the market this rare opportunity to acquire a well presented, detached, three bed bungalow in a secluded Cul-de-Sac of the much sought after Higham Gardens. The property has the added benefits of en-suite shower room to the principal bedroom, double detached garage and driveway and well maintained gardens. an early viewing is highly recommended.

Entrance

Access to the property is via a shared driveway, with pathway leading to a canopied entrance with door leading to entrance hall. Access to detached double garage and outside lighting.

Entrance Hall

Airing cupboard housing hot water cylinder, access to loft space and radiator. Doors leading to sitting room, kitchen breakfast room, cloak room, bedrooms and shower room.

Sitting Room 17' 7" x 11' 8" (5.36m x 3.55m)

Double glazed window to rear and double glazed door with matching side windows leading to rear garden and two radiators. Double doors leading to dining room.

Dining Room 10' 8" x 9' 8" (3.25m x 2.94m)

Double glazed window to rear overlooking rear garden, service hatch to kitchen and radiator.

Kitchen/Breakfast Room 13' 5" x 9' 9" (4.09m x 2.97m)

Double glazed window to side, double glazed frosted door leading to the side of the property, one and a half bowl stainless steel sink and drainer with cupboards under and a further range of matching base and wall units, cupboard housing gas boiler serving domestic hot water and central heating systems, built in gas hob with extractor hood over and electric oven under, space and plumbing for washing machine, space and plumbing for dishwasher, space for freestanding fridge freezer, tiled flooring and radiator.

Cloakroom 3' 6" x 6' 6" (1.07m x 1.98m)

Double glazed frosted window to side, pedestal wash hand basin with splash back tiling, multi function Geberit Bidet toilet, and radiator.

Bedroom 1 14' 3" x 9' 9" (4.34m x 2.97m)

Double glazed window to front and radiator. Archway leading to shower room.

En Suite Shower Room

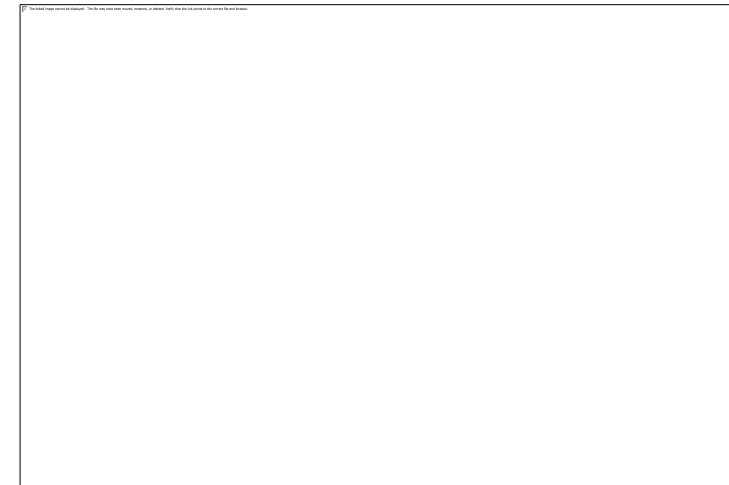
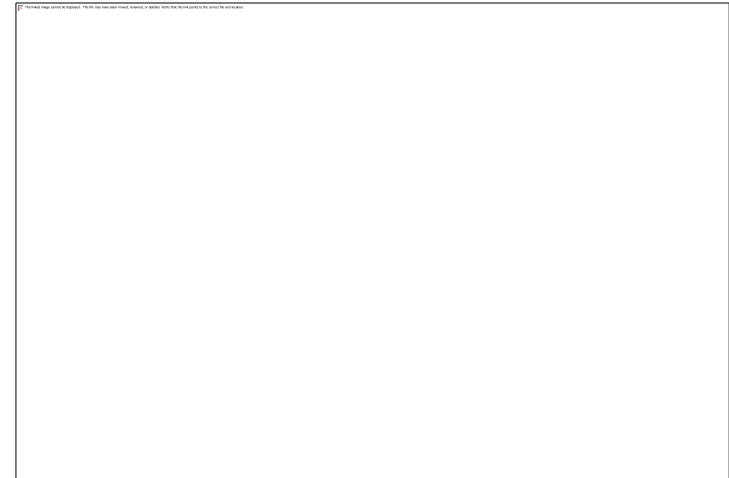
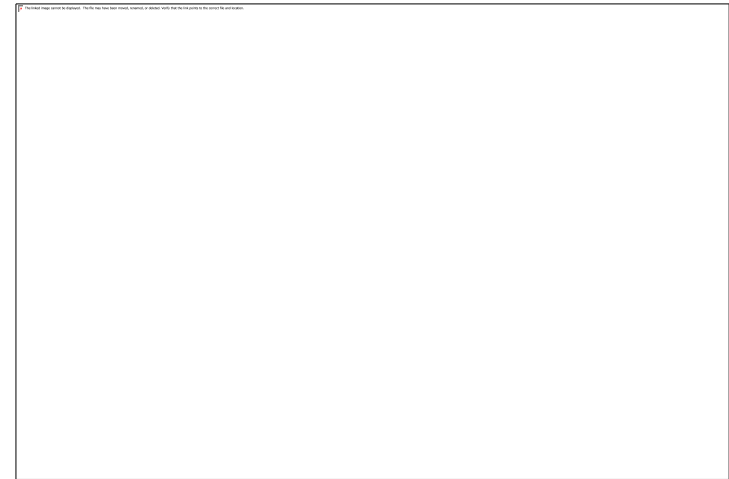
Frosted double glazed window to side, pedestal wash hand basin, shower cubicle with power shower, ceramic wall tiling, shaver socket and radiator.

Bedroom 2 11' 0" x 9' 7" (3.35m x 2.92m)

Double glazed window to front, and radiator.

Bedroom 3 8' 0" x 0' 9" (2.44m x 0.23m)

Double glazed window to front and radiator.





Shower Room 5' 9" x 6' 5" (1.75m x 1.95m)

Double glazed frosted window to side, double shower cubicle with Aqua Lisa shower with waterfall shower head over, hand wash basin set within vanity unit, with cupboard under, low level w/c with concealed cistern, fitted wall mirror, extractor fan, ceramic wall tiling and heated chrome towel rail.

Detached Double Garage 17' 5" x 16' 5" (5.30m x 5.00m)

Two up and over doors to front, useful storage area within the truss roof and power and lighting.

Rear Garden

The rear garden has a circular stone patio area with the remainder of the garden being mainly laid to lawn with a variety of established shrubs, plants and trees, vegetable garden to the side of the property, outside lighting, outside water tap and side pedestrian access.

Tenure

Freehold

Energy performance certificate (EPC)

11 Higham Gardens TONBRIDGE TN10 4HZ	Energy rating D	Valid until: 27 April 2035
		Certificate number: 5620-9147-0178-6002-1503

Property type: Detached bungalow
Total floor area: 94 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

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

[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		94 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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