

57 Higham Lane, Tonbridge, Kent, TN10 4BN.

Guide Price £650,000 - £700,000

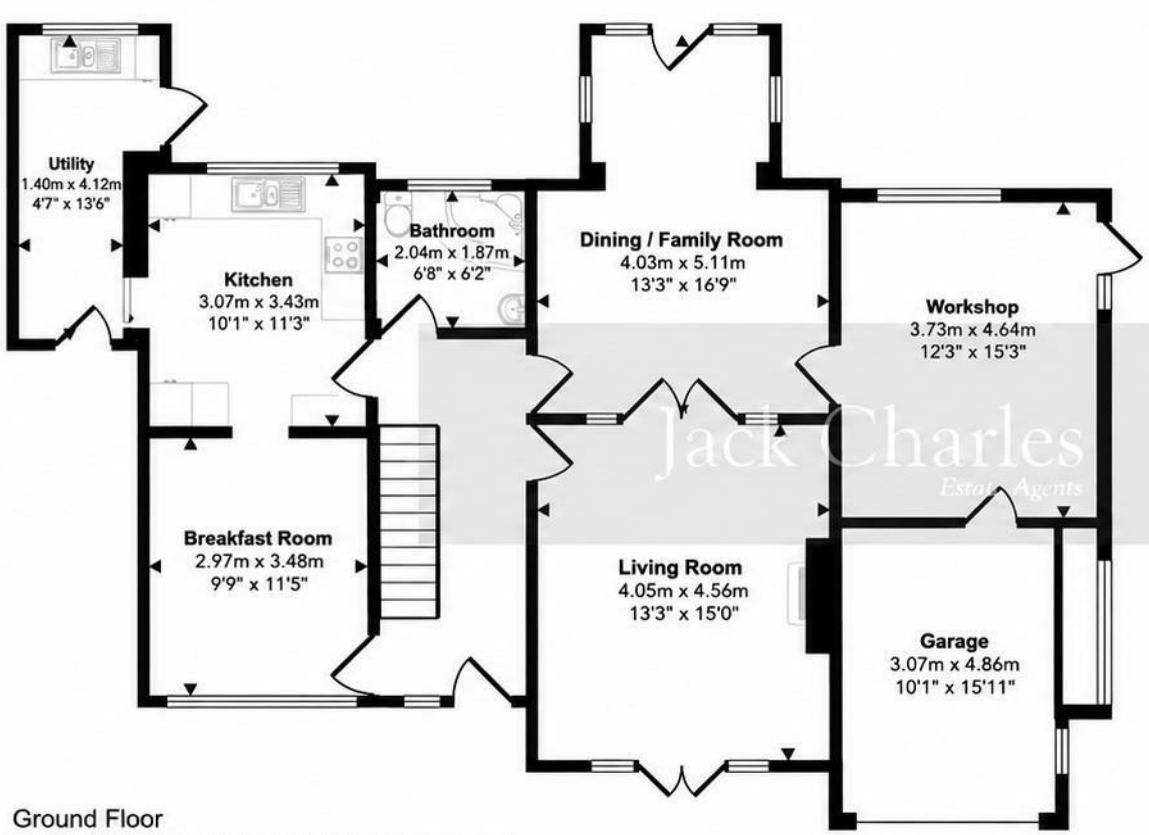
Jack Charles
Estate Agents

Sales & Lettings

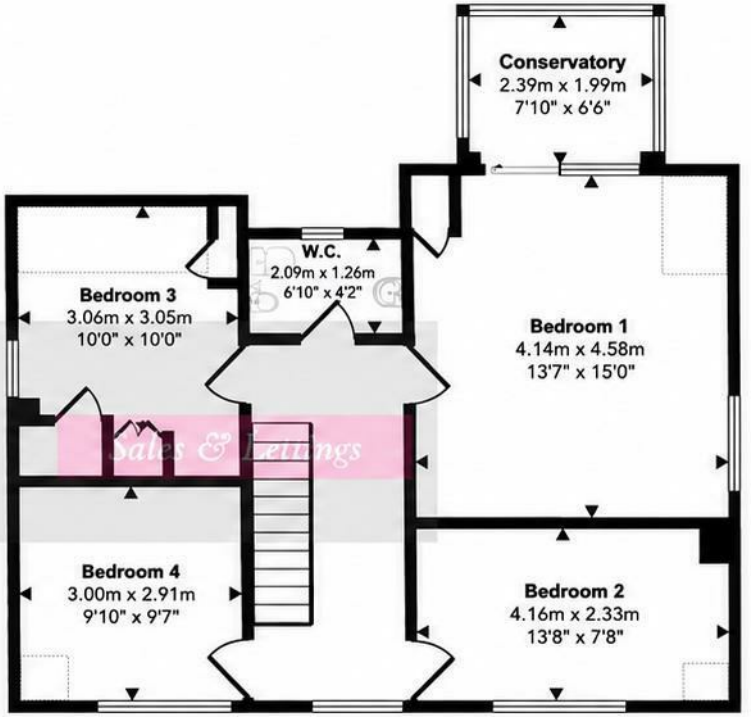
- Detached House
- Breakfast room adjoining the kitchen
- Tandem garage divided into a garage and workshop
- Four first floor bedrooms
- Spacious ground floor bathroom
- Ample off road parking
- Living room and separate dining/family room
- Separate first floor WC
- Generous level rear garden

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.

Approx Gross Internal Area
150 sq m / 1614 sq ft



Ground Floor
Approx 80 sq m / 865 sq ft (excluding garage/workshop)

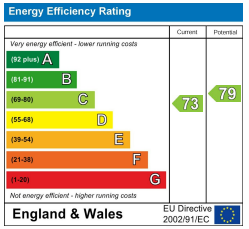


First Floor
Approx 70 sq m / 749 sq ft

Denotes head height below 1.5m

Garage and workshop shown separately; areas to be verified.

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Important Notice:
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

Jack Charles are delighted to offer for sale this substantial four bedroom family home, situated in a popular residential location conveniently positioned for local amenities. Offering spacious and versatile accommodation, ample off road parking and a delightful level rear garden, the property provides an excellent opportunity for buyers looking to update and personalise a home. Further benefits include solar panels, which the seller advises generate income through the Feed-in Tariff scheme, together with considerable potential to incorporate the garage and substantial workshop into the main accommodation, subject to the necessary permissions and consents.

The accommodation is approached via an entrance hallway, with stairs rising to the first floor and access to the principal ground floor rooms.

The living room provides a comfortable space for relaxing, with doors opening onto the rear garden. The separate dining/family room offers generous additional reception space, with flexibility for formal dining, a second sitting room or a playroom.

The kitchen is fitted with a range of cupboards and work surfaces and adjoins the breakfast room, which provides space for a table and chairs. Together, these rooms offer an opportunity for purchasers to create a kitchen and dining arrangement suited to their own requirements, with scope to explore a more open plan layout as part of a programme of improvement. A separate utility room provides useful additional space.

The ground floor also benefits from a spacious bathroom.

Attached to the side of the house is a garage with a substantial workshop behind. These provide excellent space for storage and hobbies, but also represent a particular opportunity for buyers wishing to enlarge the living accommodation. Both areas offer considerable potential for conversion and incorporation into the property, if desired, subject to the necessary consents. There may also be scope to extend above the garage, subject to feasibility and any required local authority permissions.

To the first floor are four bedrooms and a separate WC. The accommodation offers flexibility for a growing family, with the option to use one of the bedrooms as a study or guest room.

The property benefits from solar panels, with the seller reporting that the installation generates income through the Feed-in Tariff scheme. Details of the installation, tariff arrangements and associated payments are to be confirmed.

Outside, the property stands within a generous plot, with a substantial parking area to the front providing space for several vehicles and access to the garage.

The delightful rear garden is predominantly laid to level lawn, providing plenty of usable space for children to play, outdoor dining and gardening. The plot complements the generous accommodation and offers scope to explore further extension, subject to the necessary planning permissions and consents.

Whilst requiring updating, this is a home with a great deal to offer, combining four bedrooms, flexible reception space, extensive parking and an attractive garden, together with exciting potential to incorporate the garage and substantial workshop into the accommodation. Viewing is recommended to appreciate its proportions and potential.

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).

















Jack Charles

Estate Agents

Sales & Lettings

191 High Street
Tonbridge
Kent TN9 1BX
Tel: (01732) 75 75 80

6 London Road
Tunbridge Wells
Kent TN1 1DQ
Tel: (01892) 621 721

30 London Road
Sevenoaks
Kent TN13 1AP
Tel: (01732) 678 678

E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk







