



64 Higham Lane, Tonbridge, Kent, TN10 4JE

**Waghorn
&
Company**

Independent Estate Agents

*** Two Bedrooms * Sitting Room * Kitchen * Enclosed Rear Garden * Off Road Parking *
Solar Panels ***

Waghorn & Company are delighted to offer to let this modern, well presented detached two bedroom property. Property comprises Kitchen, bathroom with shower over bath, downstairs toilet and lounge. The property, built in 2012, benefits from off street parking for two cars, a private garden - mainly laid to lawn with a patio area and solar panels.





24/08/2023, 20:00

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

| Energy performance certificate (EPC) | | |
|---|---------------------------|---|
| 64 Higham Lane TONBRIDGE TN10 4JE | Energy rating B | Valid until: 23 August 2033 Certificate number: 6121-0382-0949-4001-0713 |

| | |
|------------------|------------------|
| Property type | Detached house |
| Total floor area | 70 square metres |

Rules on letting this property

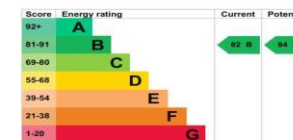
Properties can be let if they have an energy rating from A to E.

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 current energy rating is B. 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

<https://find-energy-certificate.service.gov.uk/energy-certificate/6121-0382-0949-4001-0713?print=true>

1/4

01732 808542
sales@waghornandcompany.co.uk

127 High Street, Tonbridge, Kent, TN9 1DH
www.waghornandcompany.co.uk

Details No. 1 TW/JW

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.

Services disclaimer: The mention of any appliances and or services within these details does not imply they are in working order nor have we sort any certification of warranty or service Waghorn & Company is a trading name of Waghorn & Company Limited Registered in England at the above address Company number 07243982