



69 Higham Lane, Tonbridge, TN10 4BS.

Guide Price £625,000 - £650,000

Jack Charles
Estate Agents

Sales & Lettings

- Detached House
- Scope To Extend
- Lovely Rear Garden
- No Forward Chain
- Sought After Location
- Requires some modernising
- Garage & Parking
- 3 Bedrooms
- 3 reception Rooms
- Close To Woodlands Primary School

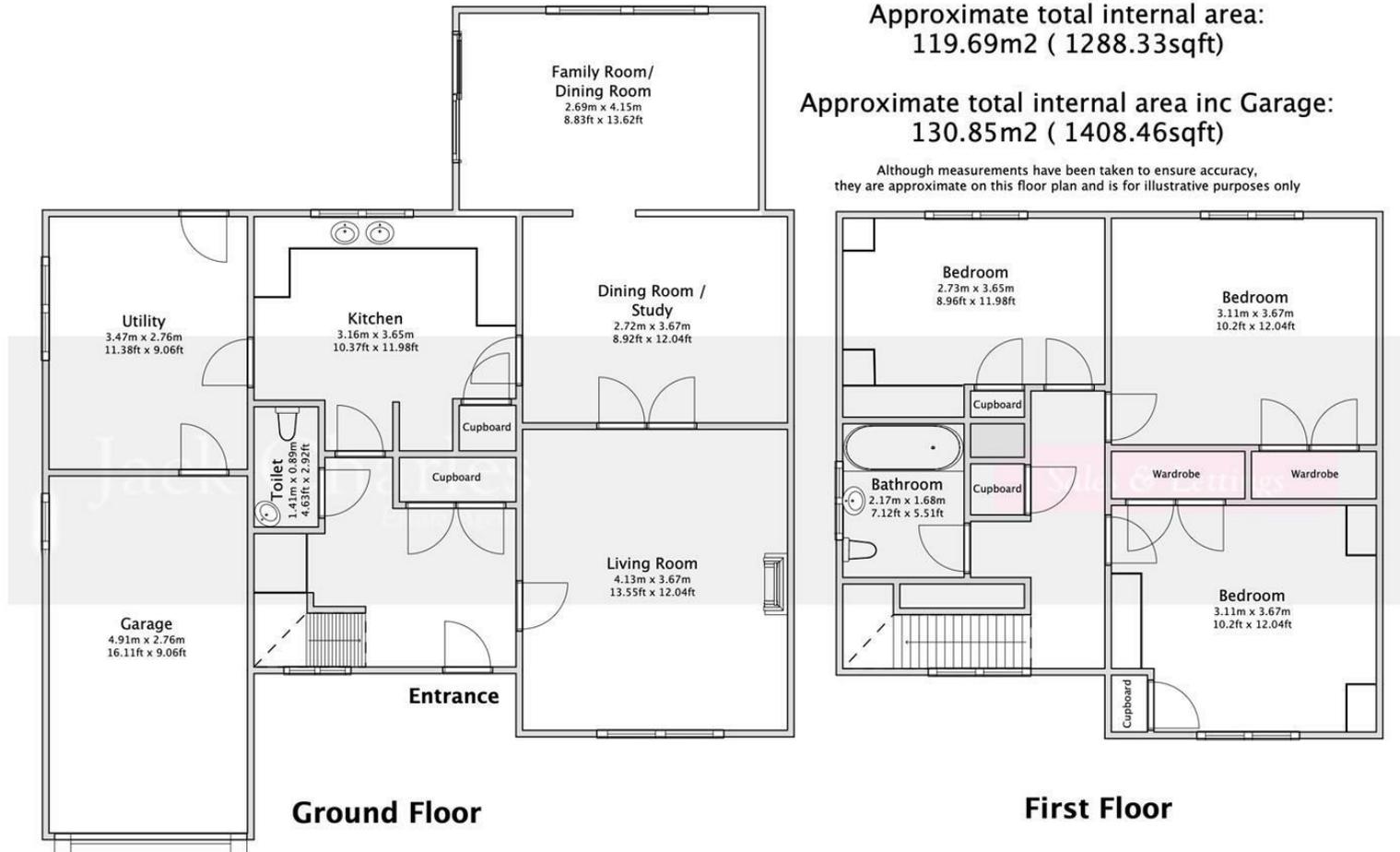
FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

69 Higham Lane

Approximate total internal area:
119.69m² (1288.33sqft)

Approximate total internal area inc Garage:
130.85m² (1408.46sqft)

Although measurements have been taken to ensure accuracy, they are approximate on this floor plan and is for illustrative purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Being Sold with NO FORWARD CHAIN.

Jack Charles are delighted to offer for sale this extended detached family home requiring modernisation and upgrading, situated in the sought after location of Higham Lane and conveniently positioned close to the popular Woodlands Primary School.

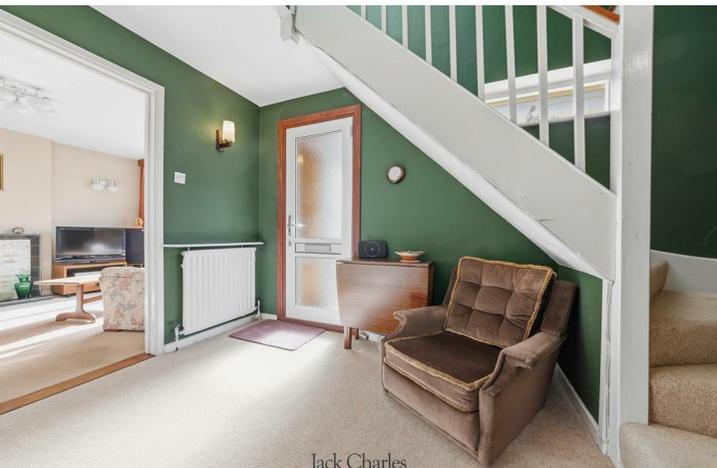
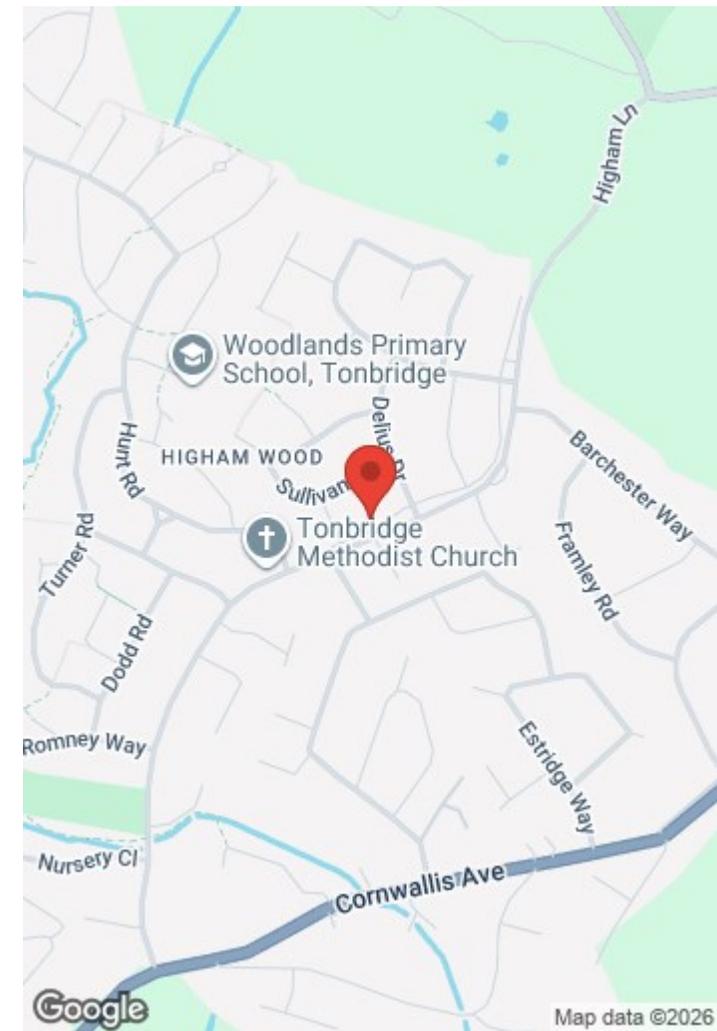
The accommodation is arranged over two floors. The ground floor has been extended and now offers well proportioned living space including a living room, family room and a dining room, together with a kitchen breakfast room and a useful utility room. The property also benefits from an integral garage. To the first floor the property provides three double bedrooms and a family bathroom.

Externally the property enjoys a generous frontage providing ample off road parking together with an area of lawn. To the rear there is a lovely private garden, predominantly laid to lawn, offering an excellent space for families and outdoor entertaining.

In summery the property offers excellent potential for improvement and updating, presenting a fantastic opportunity for buyers to create a superb family home in a highly desirable location. Viewings are recommended.

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, banks and building societies, 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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Sales & Lettings

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

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

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

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



Jack Charles



Jack Charles
Estate Agents



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Jack Charles
Estate Agents