Barnes Kingsnorth offices at:
16 High Street, **Pembury,** Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
141 High Street, **Tonbridge,** Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
Lettings, 141 High Street, **Tonbridge,** Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk



AGENT'S NOTE: Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.

BarnesKingsnorth







Higham Lane, Tonbridge, Kent, TN10 4JF

£525,000 Freehold

Viewings strictly by appointment with the agent
Tel: 01732 771616
www.bkestateagents.com

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THE PROPERTY
This beautifully maintained and much-loved detached bungalow enjoys a convenient location, with a range of local shops close by, making everyday errands and picking up those last-minute essentials wonderfully easy. A nearby bus stop also provides excellent access to local transport links, adding to the property's appeal. Internally, the property offers a generously sized kitchen with ample room for a small dining table. An added bonus is that the white goods are all included, with the fridge, washing machine, electric hob and oven remaining, making this an ideal home to move straight into. The spacious living room provides plenty of room for both relaxing and dining, with attractive sliding patio doors opening out onto the patio rear garden. These allow plenty of natural light to flood the room, creating a lovely bright and welcoming living space. There are two well-proportioned double bedrooms, with the main bedroom benefiting from fitted wardrobes, providing excellent built-in storage and a white bathroom suite with a separate WC. Further benefits include cavity wall insulation, gas central heating and double-glazed windows, helping to keep the home warm and comfortable throughout the colder months.

OUTSIDE
The property benefits from convenient side access, with access available from both the kitchen and front garden, leading through to the enclosed and private rear garden. A lovely space to enjoy, the garden is a manageable size and offers the perfect opportunity for those who enjoy a little gardening or simply relaxing outdoors without the upkeep of a larger plot. There is also a garage, providing useful additional storage, along with a lovely-sized front garden which adds to the property's appeal. To the front, a driveway provides off-road parking for up to two vehicles. This is a home that has been clearly loved and looked after, and one that is ready for its next owners to make their own happy memories, benefiting from NO ONWARD CHAIN.










THE AREA
Higham Lane is a favoured residential road, ideally situated on the northern side of Tonbridge, with open countryside nearby. Local shops at Martin Hardie Way are within easy walking distance, along with local schools, and buses pass conveniently along Hadlow Road providing access into the town. Tonbridge is a thriving market town that offers an excellent range of shopping and recreational facilities. The town boasts a fine example of a Motte & Bailey castle built in the 13th Century and set on the banks of the River Medway. The castle grounds adjoin Tonbridge sports ground with its indoor/outdoor swimming pool, cycle routes and sports pitches. Tonbridge main line station offers fast services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. There are good road links to the A21 and M25 and easy access to a selection of renowned secondary, grammar and independent schools.

ROUTE TO VIEW
From our office in Tonbridge High Street, proceed northwards and at the first set of traffic lights turn right into the A26/Bordyke/Hadlow Road. At the traffic lights proceed straight across and continue along this road for approximately 1 mile turning left into Higham Lane. Continue along Higham Lane and after passing Martin Hardie Way (shopping parade) on your left, the property will be found a little further along on the right-hand side.

PLEASE NOTE: In accordance with Money Laundering Regulations, we are required, by law, to comply with the customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each purchaser.

Energy Efficiency Rating: D

Council Tax Band: E

Ref: T1524/62021130/V1