



6 Higham Gardens, Tonbridge, TN10 4HZ

Guide Price £850,000 - £875,000

Jack Charles
Estate Agents

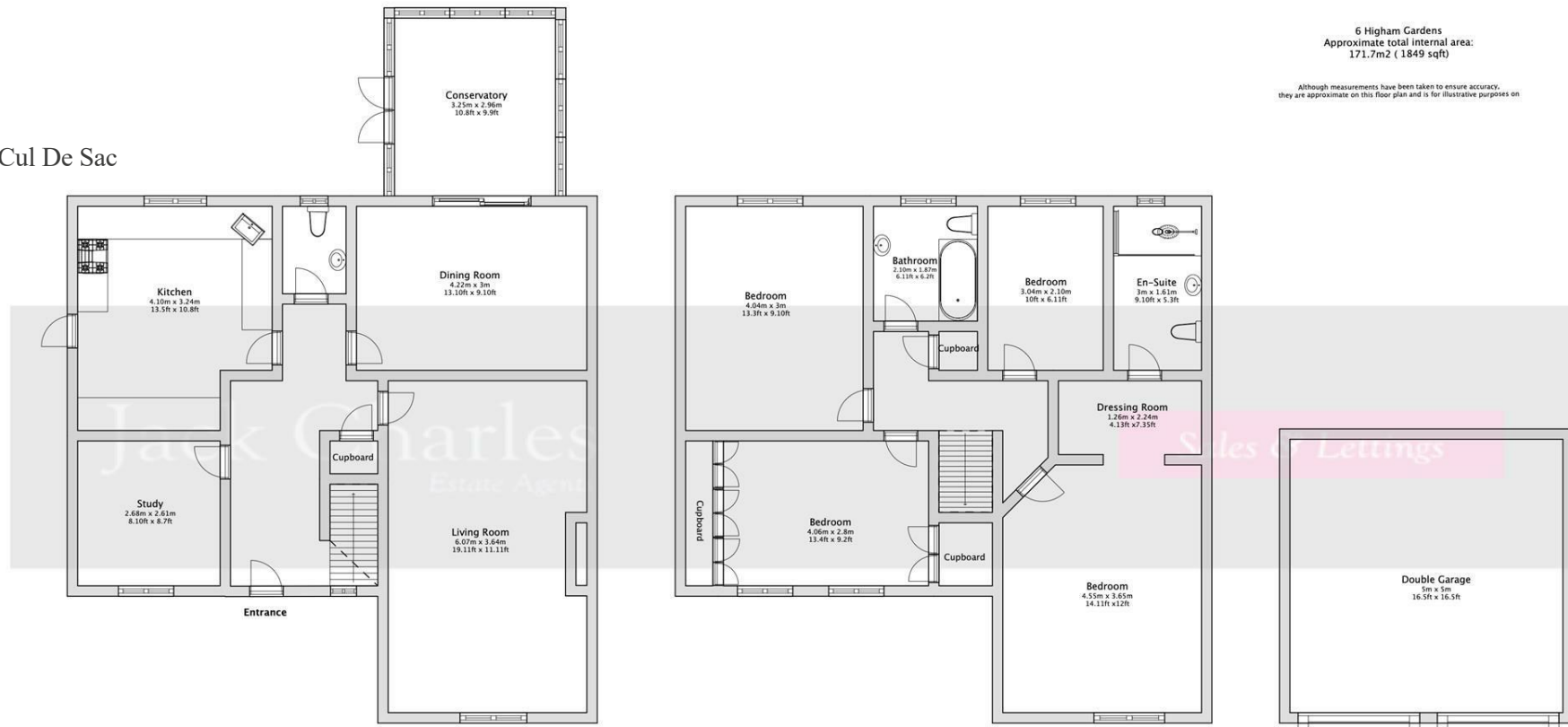
Sales & Lettings

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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.

- Guide £850,000 - £875,000
- Detached Family House
- Four Bedrooms
- Two Bathrooms
- Kitchen / Breakfast Room
- 3 Reception Rooms
- Conservatory
- Double Garage & Parking
- Lovely rear Garden
- Tucked Away At The End of A Cul De Sac

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		68
(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	



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To Be Sold

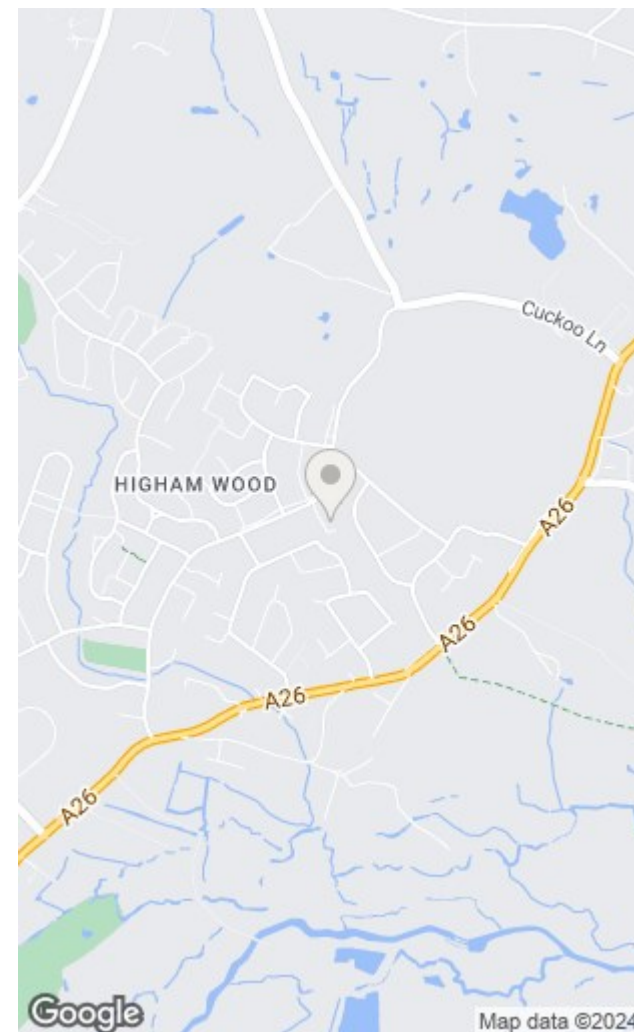
Jack Charles are delighted to offer for sale this attractive four bedroom detached family home situated at the end of a small cul de sac in an extremely desirable area close to the highly sought after Woodlands School catchment area. The property offers a fantastic versatile accommodation throughout with light and spacious rooms. The accommodation comprises a good sized entrance hall, with stairs turning to first floor, doors to a cloakroom, large lounge, dining room, kitchen and study. The living room and study are to the front and the kitchen / breakfast room is to the rear as is the dining room which leads out to the conservatory. We have been advised that planning permission exists (21/00866/FL) for an extension, demolishing the existing conservatory and creating a single storey rear and side extension.

To the first floor there is a lovely landing and a large master bedroom with as its own en-suite bathroom and walkthrough wardrobe, there are three further good size bedrooms and a modern family bathroom.

Outside the property benefits from a lovely front garden enclosed by hedgerow and a path leading to the front of the house as well as a good size rear garden which is mainly laid to lawn with two seating areas. The property also benefits from off road parking for a two cars as well as a double garage with electric doors. Viewings are strongly 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 etc. Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of 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 scale 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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