

22 Higham Lane, Tonbridge





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Perfectly located 3-bedroom bungalow with wrap around gardens and off-street parking

Accommodation Summary

- Detached bungalow (no chain)
 - 3 bedrooms, 1 en-suite
 - Living room
 - Dining room/bedroom 3
 - Kitchen/breakfast room
- Bathroom and en-suite shower room
 - Home office and garage store
 - Gardens and driveway
- Walking distance from shops, transport links and open countryside
 - Development potential



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This fantastic home, on a sought-after road, is opposite Tonbridge Veterinary Practice and Scotcher's Field Play Area. It is also close to shops, popular schools, and superb transport links, and enjoys open countryside nearby too.

Set back from the road by a low wall, with hedging above providing privacy, a driveway to the side offers parking for several cars.

A part lawned garden fronts the house, with rear garden access at both sides, a garage store and a covered entrance door welcoming you in.

Stepping inside, the hallway has doors opening off it at every angle and a fitted cupboard to keep the space clutter free.

First on the right is the living room which is flooded with light from its dual aspect windows. It has plenty of room for sofas and a granite enclosed fireplace adds character and warmth in the colder months.

Opposite is a useful home office with access into the loft space and the garage store to the front.

Behind is the second bedroom, which is brightened by its large window.

Next door the bathroom has a shower over its bath and a window bringing in lots of natural light.

At the rear is the kitchen/breakfast room brightened by its window above the sink and part glazed door to the side that opens into the garden. It has plenty of eye and base level cupboards, countertops and there is room for a breakfast table and chairs. There is a 4-ring gas hob, a fitted oven and space for additional appliances.

Along the hallway is the principal bedroom, which is a generous sized double, its large window bringing in garden views. It benefits from a fitted wardrobe and an en-suite shower room.

Completing the house is bedroom three which is currently set up as a dining room, making it a very versatile space, depending on your needs.

The lush green garden is wonderfully low maintenance with an area of lawn, manicured hedges, and a mix of fruit trees. There is a paved terrace, ideal for summer dining, and a part glazed summer house.

This fantastic home in a great location, also offers an opportunity to develop, subject to planning consents. A must see!



Living Room: front and side aspect double glazed windows, fireplace with granite mantelpiece, granite hearth, electric fire, radiator.

Home Office: side aspect opaque double glazed window, radiator, ceiling loft access hatch with drop down ladder into insulated and part boarded loft.

Garage Store: front aspect up and over door, lighting, electricity.

Bedroom 2: side aspect double glazed window, radiator.

Bathroom: side aspect opaque double glazed window, panel enclosed bath with wall mounted shower attachment, glazed shower screen, pedestal wash hand basin with mixer tap, low level WC, heated towel rail, radiator.

Kitchen/Breakfast Room: side aspect part opaque glazed door, rear aspect double glazed window, 1 ½ sink with mixer tap, 4 ring gas hob, extractor hood, fitted oven, tiled splashback, radiator. The kitchen has plenty of worktop space, a selection of eye and base level units, one housing the boiler, space and plumbing for appliances, space for a small table and chairs.



Bedroom 1: rear aspect double glazed window, fitted wardrobe with hanging rail and shelf, fitted cupboard housing the water cylinder, radiator.

En-suite Shower Room: shower enclosure with wall mounted shower attachment, pedestal wash hand basin, low level WC, tiled walls, heated towel rail.

Bedroom 3/Dining Room: side aspect double glazed window, fitted sliding door wardrobe with shelf, radiator.

General:

Tenure: Freehold

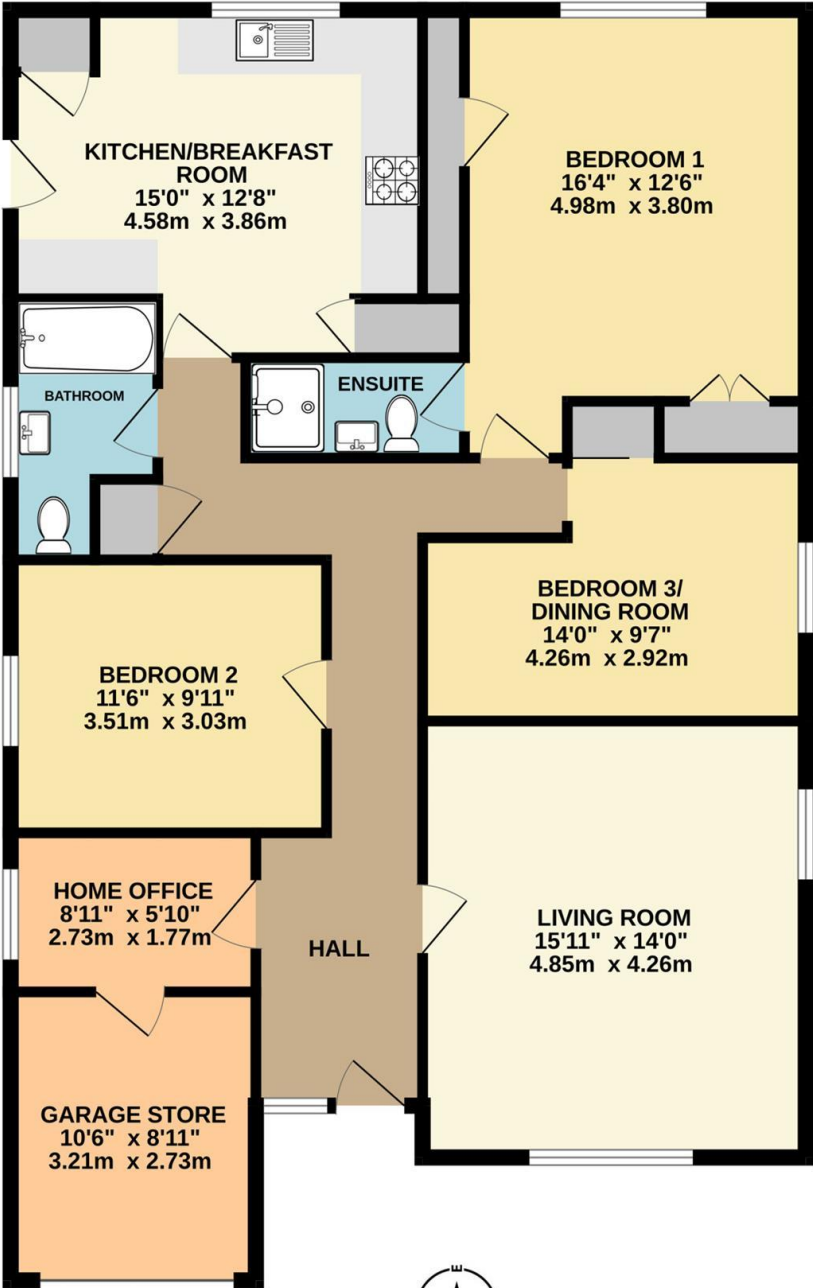
Local authority: Tonbridge & Malling Borough Council

Council tax: Band E (£2,749.36)

EPC: D (59)



GROUND FLOOR
1243 sq.ft. (115.5 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

APPROX TOTAL AREA EXCLUDING GARAGE/STORE 107 SQ.M / 1,157 SQ.FT
TOTAL FLOOR AREA : 1243 sq.ft. (115.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA INFORMATION: Tonbridge, Kent

Tonbridge, on the River Medway, is 4 miles (6 km) north of Royal Tunbridge Wells, 8.6 miles (13.8 km) south of Sevenoaks, 12 miles (19 km) south west of Maidstone and 29 miles (47 km) south east of London. It is a picturesque town steeped in history with a 13th Century Castle and a wealth of shopping and recreational amenities and unrivalled schooling. The house is opposite Tonbridge Veterinary Practice and Scotcher's Field Play Area with a grassed recreational ground and children's play park. With open countryside on its doorstep, it delivers nature in abundance to be enjoyed either cycling, walking, or spotting wildlife. For recreational activities, there is the Tonbridge School gym, with its impressive facilities and indoor swimming pool and the Angel Sports Centre and the public swimming pool both based in the centre of Tonbridge. Nizels Golf & Country Club is a short drive away. The property is located approximately 1.5 miles from the high street and mainline railway station train station. There are local shops at Martin Hardie Way and Woodlands Primary school is within easy walking distance. There are many highly regarded primary schools in the area such as Woodlands Primary School, Slade Primary School, Sussex Road County Primary School, Long Mead Community Primary School, Cage Green Primary School, Woodlands Junior and Infant Schools, Royal Rise Primary School (formerly St Stephen's Primary School), Bishop Chavasse Church of England Primary School and St Margaret Clitherow R C Primary School. There are also independent preparatory schools such as The Schools at Somerhill, Hilden Oaks and Hilden Grange. The highly sought-after secondary level Tonbridge Girls Grammar School, Weald of Kent Girls Grammar and Judd Grammar for boys are in Tonbridge whilst the renowned Tonbridge School forms the north end of the town with Sevenoaks Schools within easy reach. There are excellent transport



