



7 Cornwallis Avenue, Tonbridge, Kent, TN10 4EP

Jack Charles
Estate Agents

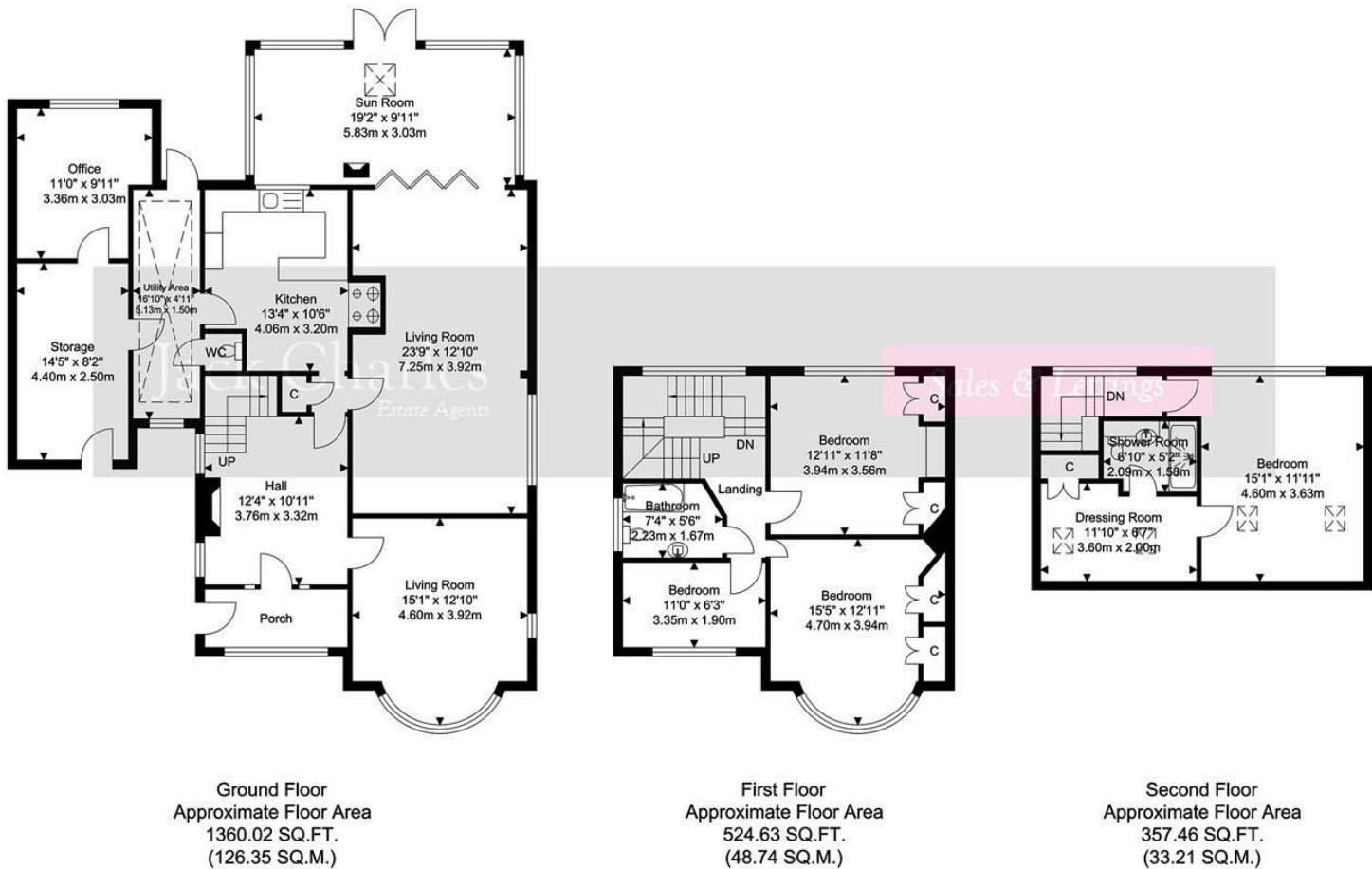
Guide Price £900,000 - £975,000

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Sales & Lettings

- Detached Home
- Ensuite Shower Room
- Kitchen / Breakfast Room
- Garage, Drive & Large Rear Garden
- Four Bedrooms
- Reception Hall
- Family Room
- Ensuite Dressing Room
- Through Lounge / Dining Room
- 3rd Reception Room

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.



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:
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To Be Sold

Jack Charles have the pleasure of being appointed as agents for the sale of this superbly appointed detached property family home situated in a sought after location, close to Tonbridge town. The property is setback from the road in an elevated position providing accommodation over three floors and still offering scope to Extend further STPP. A particular feature of the property is its wonderful spacious square reception hall with oak panelling and turned stairs 1st floor, it is accessed via the entrance porch which is perfect as a boot and coats room. The hall leads through the principle rooms, the front reception room offers great flexibility to how it is used given that you have a large through Living / Dining room to the rear which also leads through to a large conservatory with a wood burning stove, glazed elevations overlooking the garden and a traditional solid tiled roof, both rooms are perfect for entertaining to the rear. The kitchen / breakfast room looks through to the conservatory and has a range of wall and base units, a breakfast bar with space under for 4 stools and space for fridge freezer, gas cooker and butler sink, there is a side door leading to covered area with access to both front and rear and a WC as well as access to the garage which in turn leads to an office at the rear.

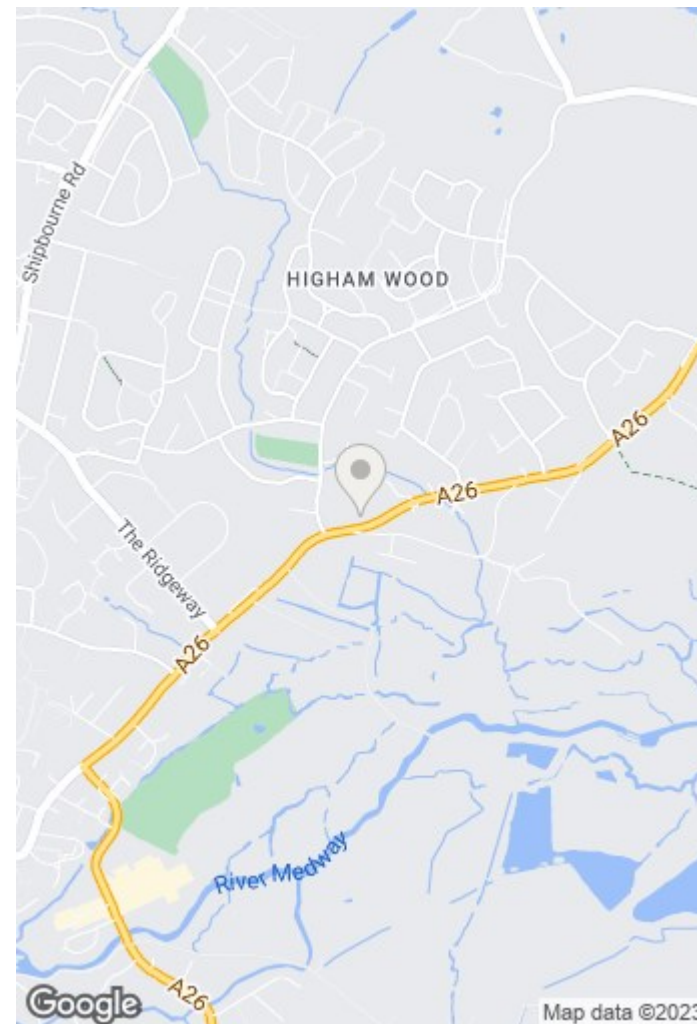
To the first floor there is a family bathroom, three bedrooms and stairs leading to the second floor master suite with a wonderful double aspect bedroom with views, walk-in dressing room and an ensuite bathroom.

Outside you approach the property over a block paved drive from a gated entrance, there is plenty of parking for several vehicles and access to the garage. The front garden is well screened and has raised attractive flower and shrub borders.

To the rear the garden is a particular feature, not only is it a good size and private but it offers a level lawn, large paved terrace and an insulated and double glazed summer house with power. The garden is separated into two sections the rear section being wild, and could be transformed into either a vegetable garden or continued as a wild garden. There is a garden shed with power.

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 world-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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