



7 Vauxhall Gardens, Tonbridge, TN11 0LZ.

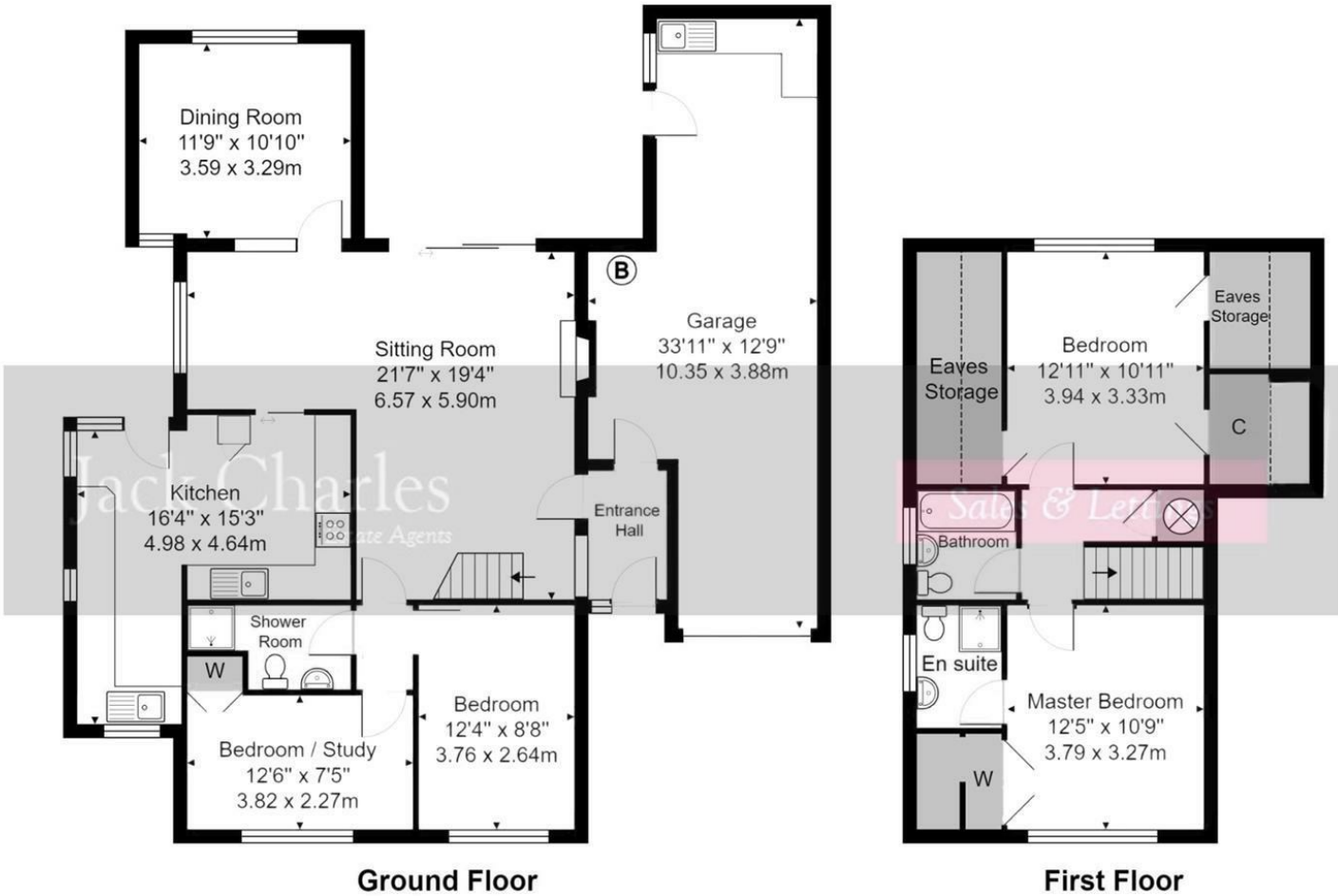
Asking price £775,000

Jack Charles
Estate Agents

Sales & Lettings

- Scope To Extend STPP
 - Lounge/Dining Room
 - Ample Parking
- Detached Four Bedroom Family Home
 - Further Reception Room
 - Tandem Garage
- Three Bathrooms Inc Ensuite
 - Large Gardens
 - Close To Main Line Station

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.



House Approx. Gross Internal Area (Incl. Eaves Storage) 1539 sq. ft / 143.0 sq. m
Approx. Gross Internal Area (Incl. Garage) 1892 sq. ft / 175.7 sq. m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy rated - higher running costs		
England & Wales		EU Directive 2002/91/EC

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To Be Sold

Jack Charles are delighted to offer this detached family home situated in a desirable location with accommodation over two floors, it also offers great potential to extend if desired STPP like many of the neighbouring houses.

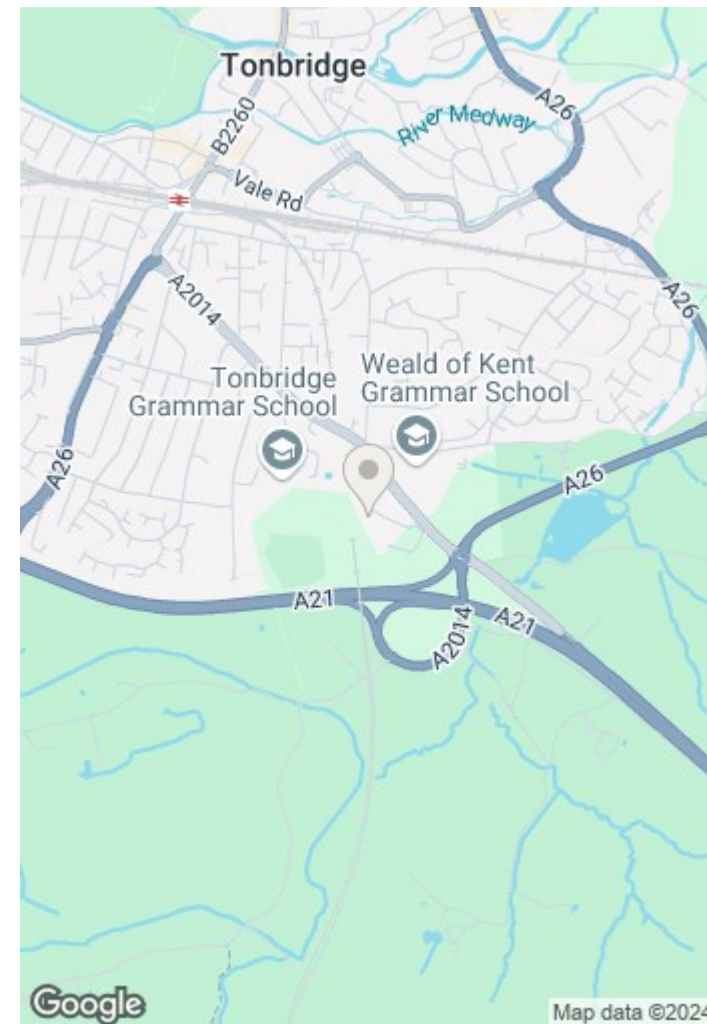
The accommodation comprises from a entrance hall with access to a large garage and a door to a large L-shaped sitting room / Dining room with sliding doors to the garden, and a door leading to another good sized reception room currently used as a study. The kitchen is fitted with matching cupboards and drawers and is open with a separate utility area. To the front of the property are two double bedrooms and a wet room completing.

On the first floor are two further double bedrooms both of which have ample built in wardrobes and eaves storage, ensuite shower room as well as the family bathroom on this.

Outside to the rear there is a south-west facing garden which offers excellent privacy with level lawn, patio and flower beds and borders backing onto mature wild wooded area. There is a tandem garage with an electric up and over door and driveway providing parking for at least three cars and a lawned front garden.

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 many High Street stores and a 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 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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6 London Road Tunbridge Wells Kent TN1 1DQ Tel: (01892) 621 721	191 High Street Tonbridge Kent TN9 1BX Tel: (01732) 75 75 80
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E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk

