



7 Vauxhall Gardens, Tonbridge, TN11 0LZ.

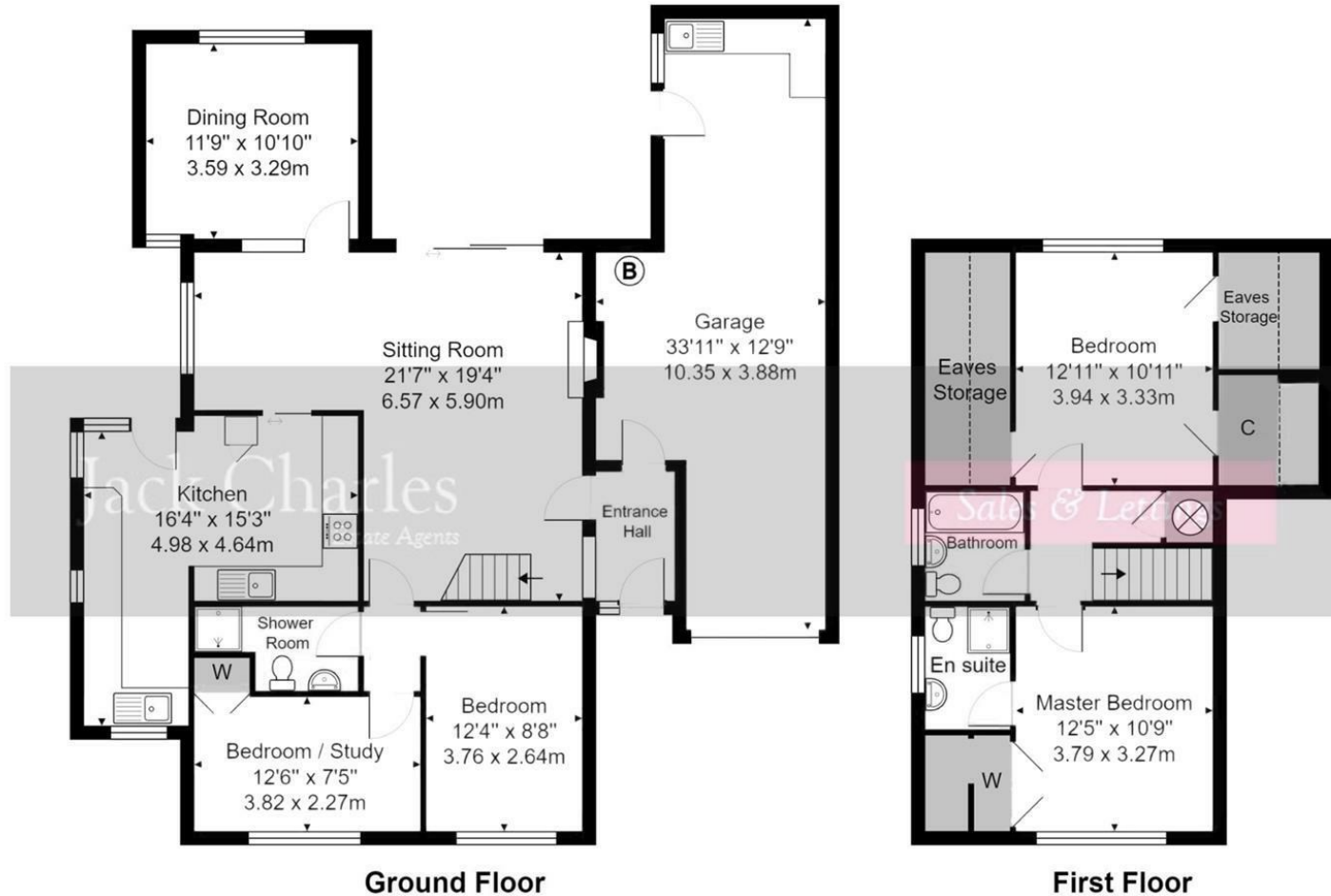
Asking price £775,000

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			
(69-80) C			79
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Important Notice:**  
 These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

## 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.

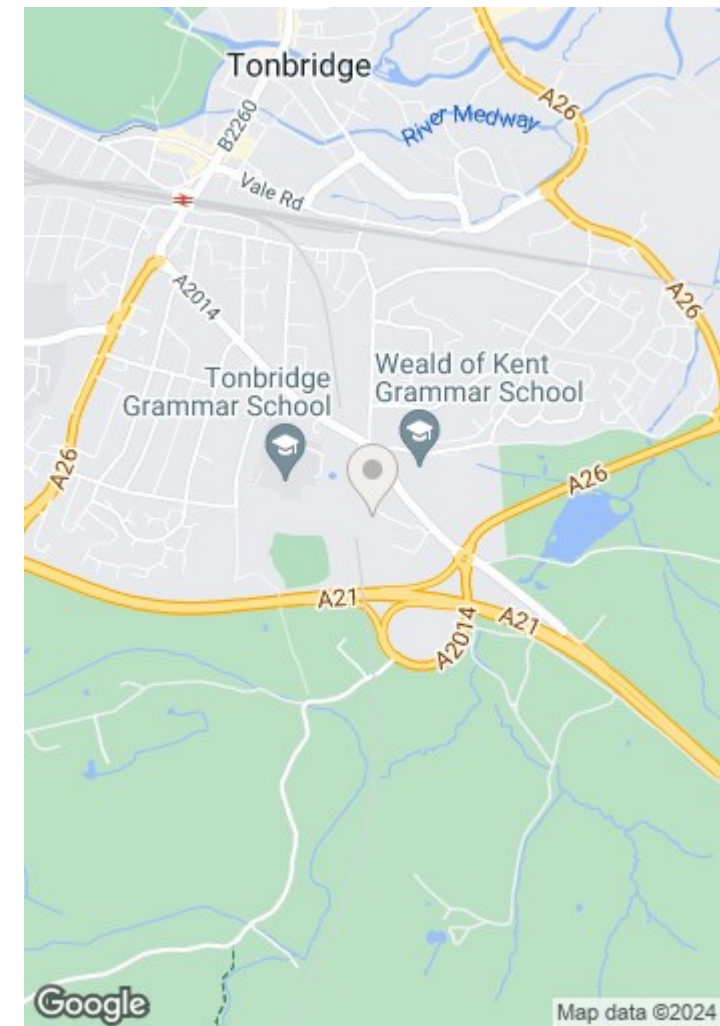
The accommodation comprises from a entrance hall with access to a large garage and a door to a large L-shaped sitting room / Dining room with sliding doors to the garden, and a door leading to another good sized reception room currently used as a study. The kitchen is fitted with matching cupboards and 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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