



Vauxhall Gardens, Tonbridge, Kent, TN11 0LZ

Guide Price £695,000

When experience counts...

est. 1828  
**bracketts**



We are delighted to offer for sale this four bedroom detached property situated in a sought after location to the south of Tonbridge. Forming part of a no through road close to local road networks, woodland walks, mainline station & coveted grammar schools. Internally the property offers further potential to extend and modernise throughout. Internally the property offers flexible accommodation comprising entrance hall, shower room, two bedrooms, kitchen, dining room and large sitting room. To the first floor there are two further bedrooms and a family bathroom. Externally the property boasts a well established rear garden, mainly laid to lawn with shrubs, trees & borders. A single garage and driveway to front. The property is offered with no onward chain.

Four Bedrooms

Detached Family Home

Sought After South Tonbridge Cul De Sac

Close to Local Amenities, Coveted Schools, Mainline Station & Road Networks

Two Reception Rooms

Kitchen

Garage & Driveway

Mature Rear Garden

In Need Of Modernisation

No Onward Chain







## LOCATION: Tonbridge

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, childrens' play areas, miniature railway, putting etc.

Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores, 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 first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. 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).

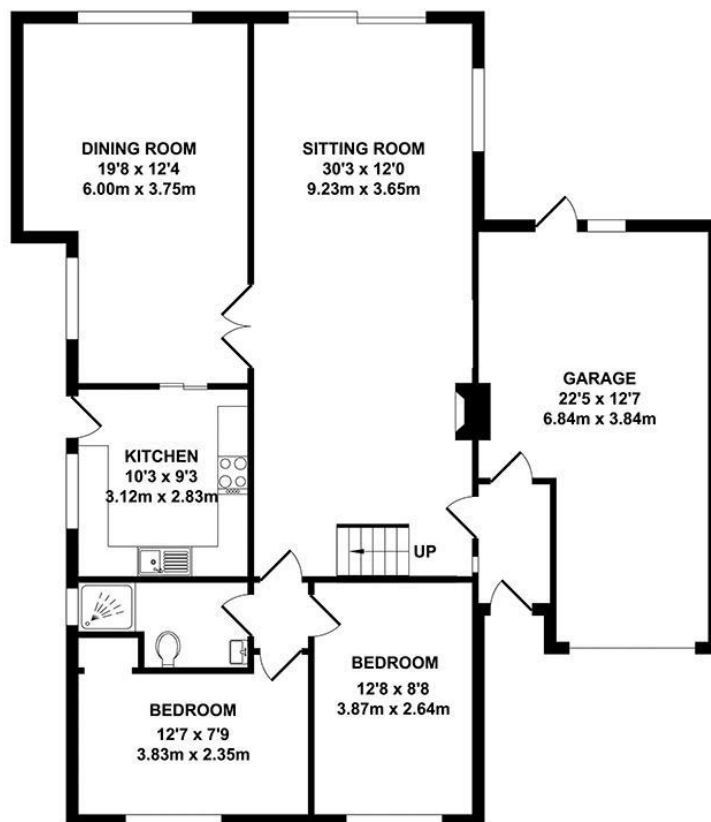
## ADDITIONAL INFORMATION:

Council Tax Band F

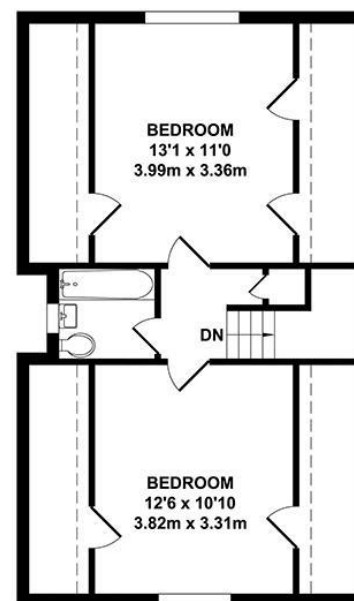
Double Glazed Windows



Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.



GROUND FLOOR  
APPROX. FLOOR AREA  
1249 SQ.FT.  
(116.02 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
368 SQ.FT.  
(34.15 SQ.M.)

TOTAL APPROX. FLOOR AREA 1616 SQ.FT. (150.17 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Zome Media ©2024