



Vauxhall Gardens, Tonbridge, Kent, TN11 0LZ

Guide Price £995,000

When experience counts...

est. 1828  
**bracketts**



Bracketts are delighted to offer for sale this extended, detached five-bedroom family home situated on a popular and desirable road in South Tonbridge. This beautifully presented home boasts great sized rooms throughout and internally comprises entrance hall with downstairs cloakroom, triple aspect kitchen / dining room, living room, additional reception room / garden room with two sets of bi-fold doors opening up onto the garden and integrated door to access the garage. Upstairs there four double bedrooms, a further single bedroom and two bathrooms. The principle bedroom is light and spacious with Juliet Balcony which over looks the garden. Outside, there is a large driveway offering off road parking for multiple vehicles and a large front lawn. To the rear of the property is a lovely private garden with large patio area ideal for entertaining, mature borders offering privacy and the rest laid to lawn. Additional features include an electric car charging point at the front of the property and solar panels fitted on the roof. The property benefits from its tucked away position on a lovely cul-de-sac, yet is within close proximity to Tonbridge high street, mainline station and a number of well known and local primary, secondary and grammar schools. We thoroughly recommend viewing this lovely home at your earliest convenience!

Detached & Extended Family Home

Five Bedrooms

Two Bathrooms

Kitchen / Dining Room

Living Room

Garden Room

Integrated Garage

Driveway

Close Proximity To HS & MLS

Offered With 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).

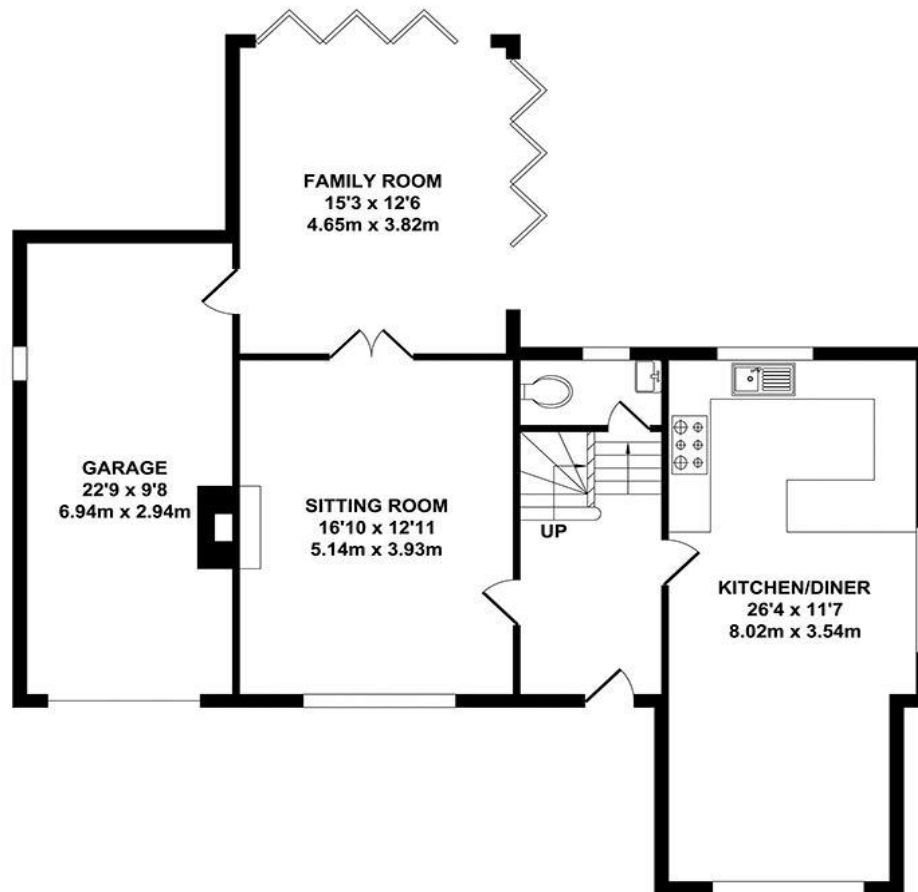
## ADDITIONAL INFORMATION:

Council Tax Band F  
Double Glazed Windows  
Solar Panels  
EV Charging Point

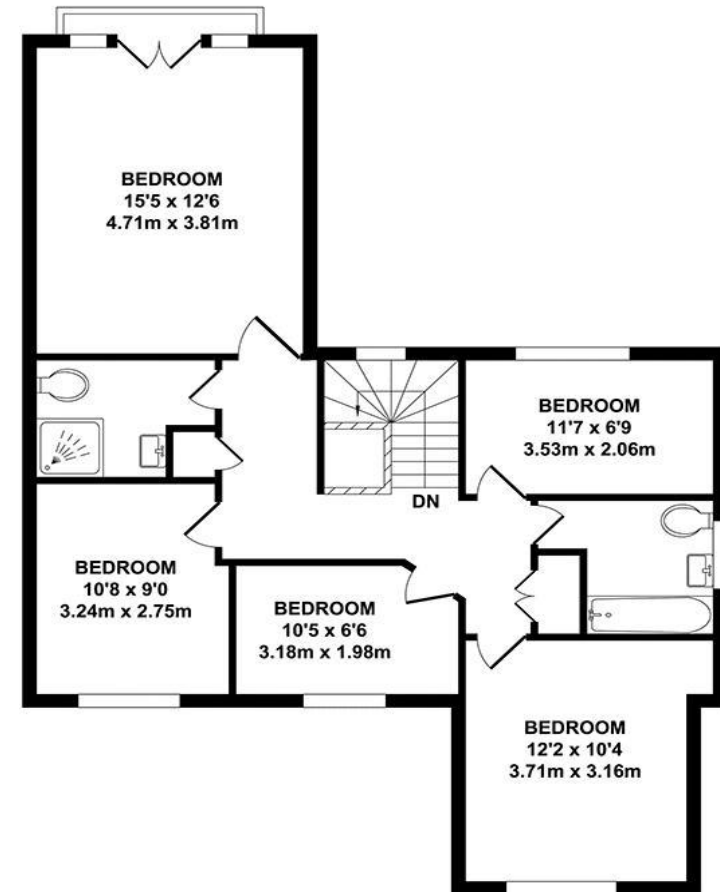


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GROUND FLOOR  
APPROX. FLOOR AREA  
1057 SQ.FT.  
(98.23 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
830 SQ.FT.  
(77.13 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1888 SQ.FT. (175.36 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.

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