



# Alexandre Boyes

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[www.alexandre-boyes.co.uk](http://www.alexandre-boyes.co.uk)



Blatchers, 21 Blatchington Road, Tunbridge Wells, TN2 5EG





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Montpelier Lodge, 48 Mount Ephraim, Tunbridge Wells, Kent TN4 8AU

Blatchers, 21 Blatchington Road,  
Tunbridge Wells, TN2 5EG 21

- Entrance Hall
- Cloakroom
- Sitting Room
- Drawing Room
- Kitchen open to Breakfast Room
- Six Bedrooms
- Three Bathrooms
- Study
- Cellar
- Garage
- Garden
- Close proximity to the Tunbridge Wells Lawn  
Tennis Club and the Nevill Cricket Ground





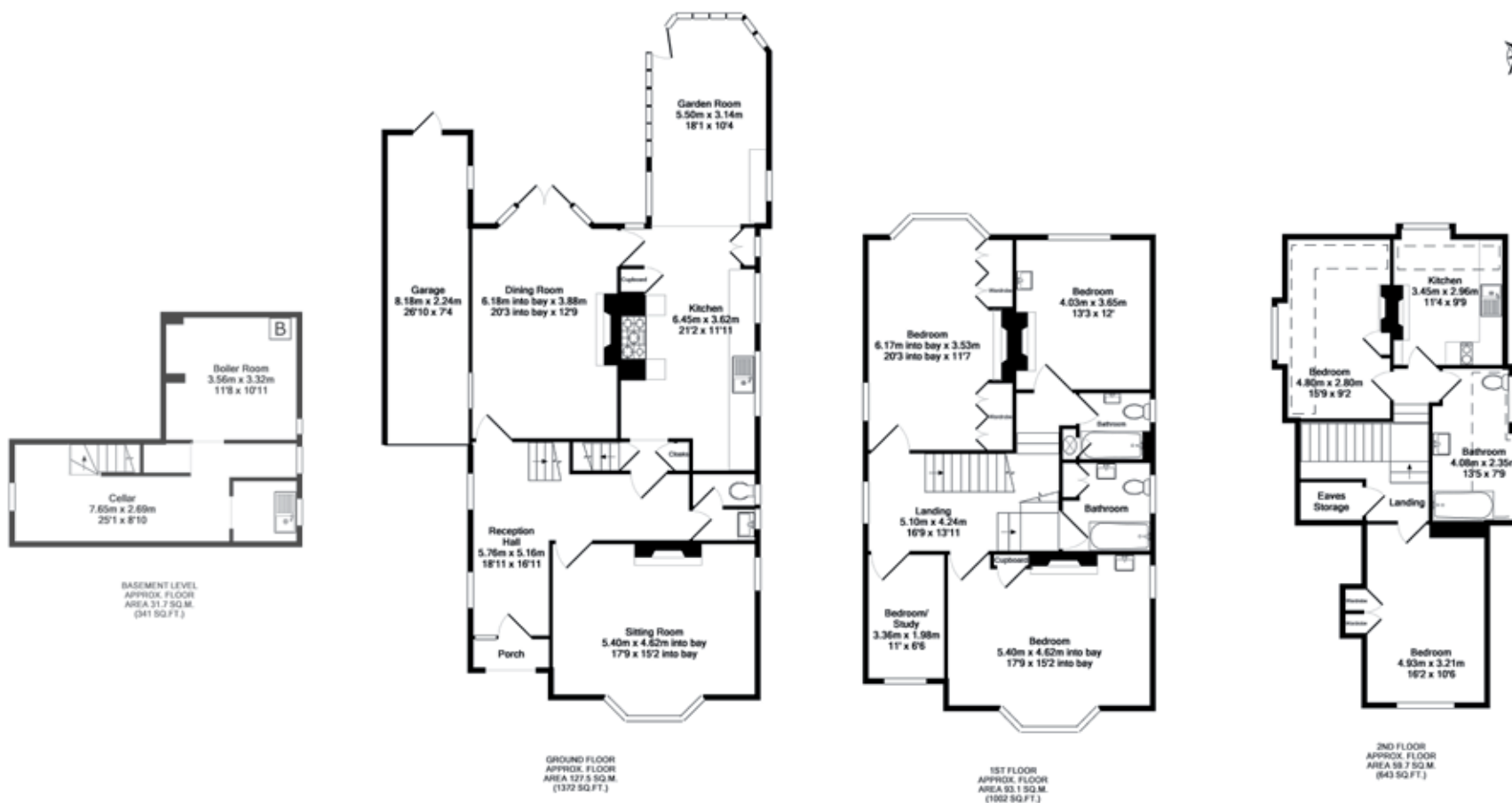
21 Blatchington Road is a handsome Edwardian property located on the popular south side of Tunbridge Wells under a mile from the mainline station, High Street and historic Pantiles, offering privacy and seclusion in this tree lined road. The house retains many of the features one would hope to find, such as high ceilings, cornicing, picture rails and large sliding sash windows as well as benefitting from a rear garden which is a superb size for such a central location.

Tunbridge Wells has an excellent range of educational, leisure and shopping facilities including the Royal Victoria Place shopping centre. There are a selection of highly regarded schools in the area both at primary and secondary levels, with the Mead School being within a short walk. Tunbridge Wells station is close by and benefits from regular services to the City and West End in under an hour by fast train. A viewing is recommended to appreciate this fantastic family house in one of the towns finest roads.

### Viewing

Strictly by appointment with Alexandre Boyes 01892 525522. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.





TOTAL APPROX. FLOOR AREA 311.9 SQ.M. (3357 SQ.FT.)

#### IMPORTANT NOTES

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. 3. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agents.

