



Alexandre Boyes

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8 Mountfield Gardens, Tunbridge Wells, TN1 1SJ



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

8 Mountfield Gardens
Tunbridge Wells, TN1 1SJ

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- First Floor Reception/Bedroom 5
- Four Bedrooms
- Two Bathrooms
- Cellar
- Courtyard Garden
- Permit Parking

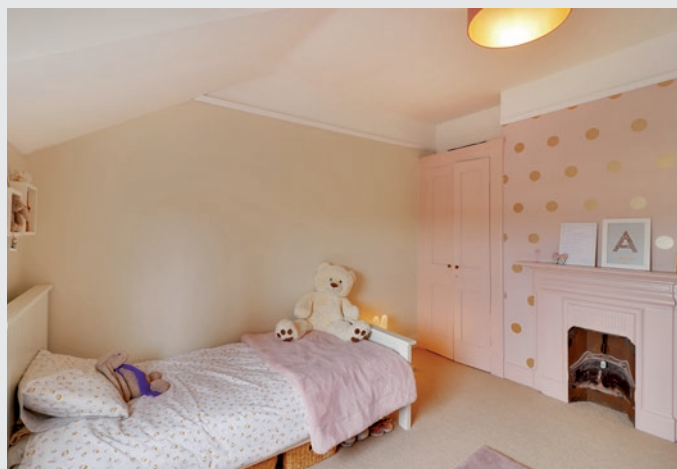


A beautifully presented townhouse arranged over four floors, situated within a short walk of the station and Calverly Grounds. The present owners have extensively renovated the house creating a fantastic modern home whilst retaining many of the period features one would hope to find. Viewing highly recommended.

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 Claremont school being within a short walk. Tunbridge wells station 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 this highly sought after location.

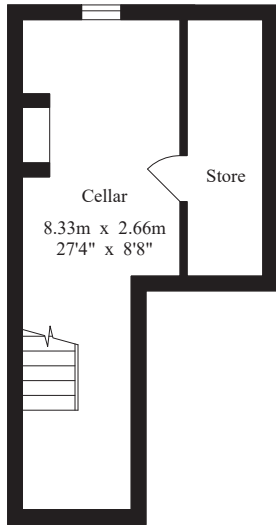
Viewing

Strictly by appointment with Alexandre Boyes 01892 354080. 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.

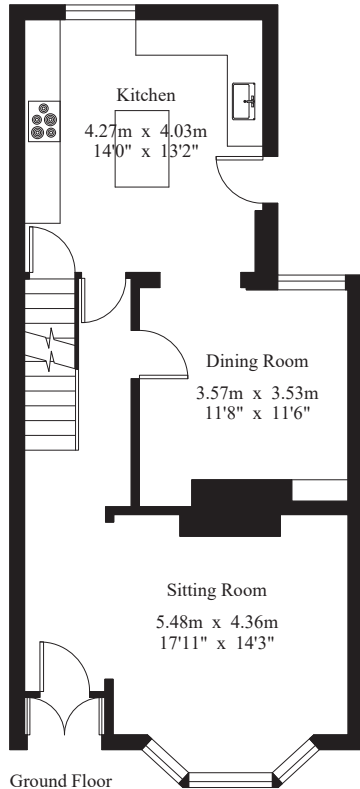


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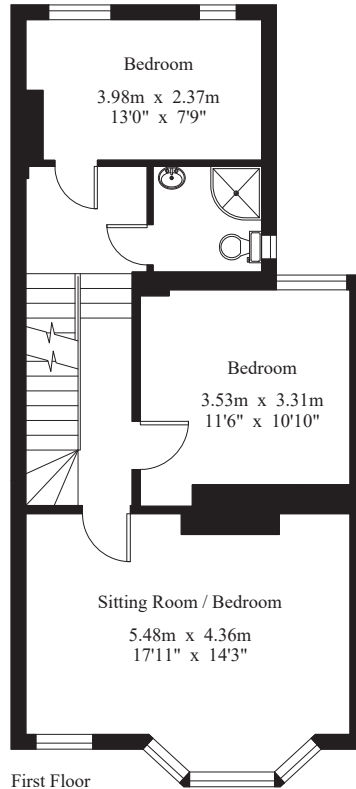
Gross Internal Area : 195.5 sq.m (2104 sq.ft.)
(Including Cellar)



Lower Ground Floor

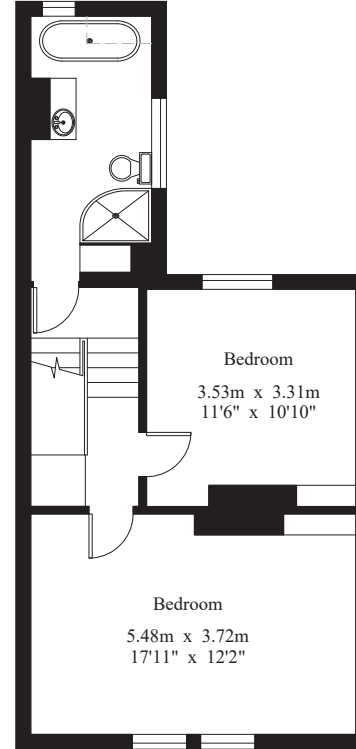


Ground Floor



First Floor

----- Restricted Height



Second Floor



For Identification Purposes Only.
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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

