



Alexandre Boyes



31 Norfolk Road, Tunbridge Wells, TN1 1TD



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Entrance Hall, Cloakroom, Kitchen/Dining Room, Utility Room, Sitting Room, Family Room, Four Bedrooms, Bathroom, Ensuite Shower Room, garden, Parking

A well proportioned four bedroom family house in this highly sought after road within the 'Village Area' of Tunbridge Wells, with the benefit of parking and offered with no chain.

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.



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Approximate Gross Internal Area
149.0 sq m / 1604 sq ft



FLOORPLANZ © 2015 0845 6344080 Ref: 156869

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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.

A copy of the full Energy Performance Certificate is available on request.

