



Alexandre Boyes

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www.alexandre-boyes.co.uk



4A Sandown Park, Tunbridge Wells, TN2 4RJ



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

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- Gated Entrance
- Entrance Hall
- Cloakroom
- Utility Room
- Study
- Snug
- Sitting Room open to Dining Room
- Kitchen / Family Room
- Four Bedrooms
- Ensuite Shower Room
- Bathroom
- Large Terrace
- Garden

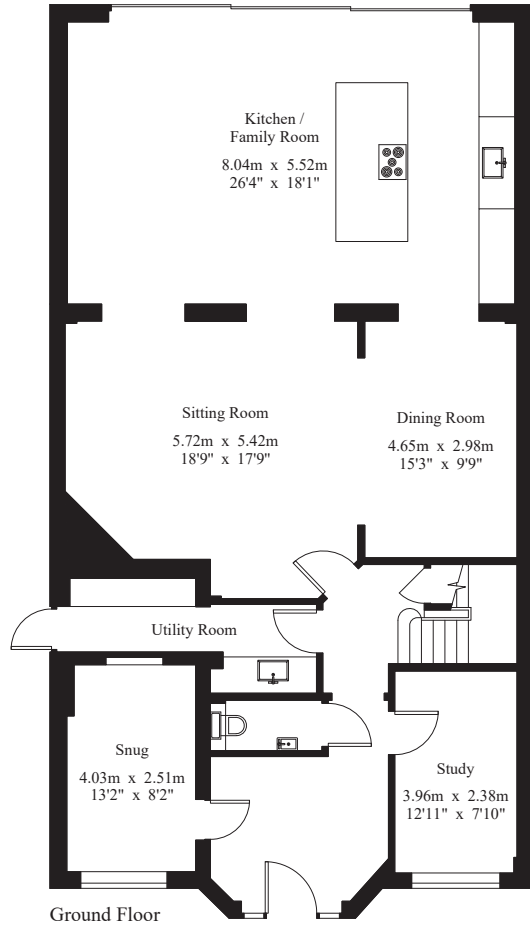


A beautifully appointed and incredibly stylish detached family house within a short walk of the Skinners Kent Academy. The property has been extended to the rear offering a 26' kitchen with floor to ceiling glass doors opening onto a large terrace, ideal for entertaining. An internal viewing is highly recommended to appreciate this fantastic family home.

Tunbridge Wells benefits from a range of leisure and sporting facilities including the Royal Victoria Place shopping centre, High Street and the historic Pantiles. Tunbridge Wells and High Brooms main line stations have regular services to the City and West End in under an hour by fast train.

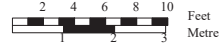
Viewing Strictly by appointment with Alexandre Boyes 01892 354080. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property





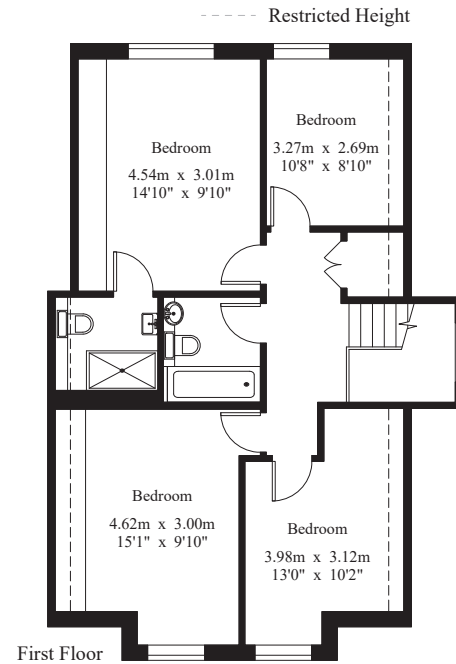
4a Sandown Park

Gross Internal Area : 226.2 sq.m (2,434 sq.ft.)



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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