



Alexandre Boyes

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5 Decimus Place, Calverley Park Gardens, Tunbridge Wells, TN1 2JX



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

5 Decimus Place, Calverley Park Gardens,  
Tunbridge Wells, TN1 2JX

- Electric Gates
- Entrance Hall
- Cloakroom
- Study
- Drawing Room
- Kitchen open to Dining/Family Room
- Utility Room
- Bedroom One with Ensuite Bathroom
- Second Bedroom with Ensuite Shower Room
- Three Further Bedrooms
- Bathroom
- Shower Room
- Balcony
- Gardens
- Garage
- Parking
- No Chain.



5 Decimus Place is a handsome Regency style villa located in this highly popular location within 0.6 miles of Tunbridge Wells station offering privacy and seclusion in this tree lined road. The property which is arranged over four floors offers a superb modern family home within a short walk of all the town has to offer. The rear south east facing garden, which a superb size for such a central location has a large terrace ideal for entertaining leading to a well tended and landscaped plot.

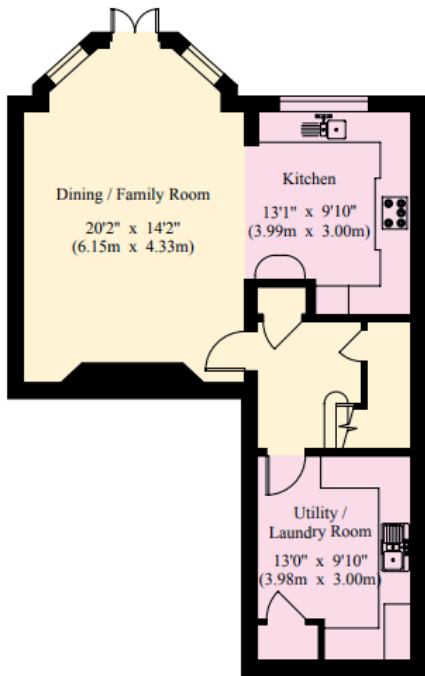
Tunbridge Wells has an excellent range of educational, leisure and shopping facilities including the Royal Victoria Place shopping centre. There are a selection of highly regarded schools in the area both at primary and secondary levels. Tunbridge Wells station benefits from regular services to the City 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

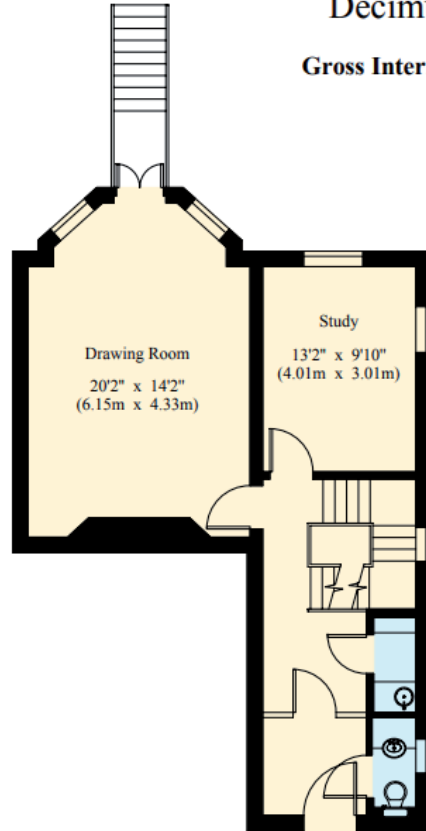


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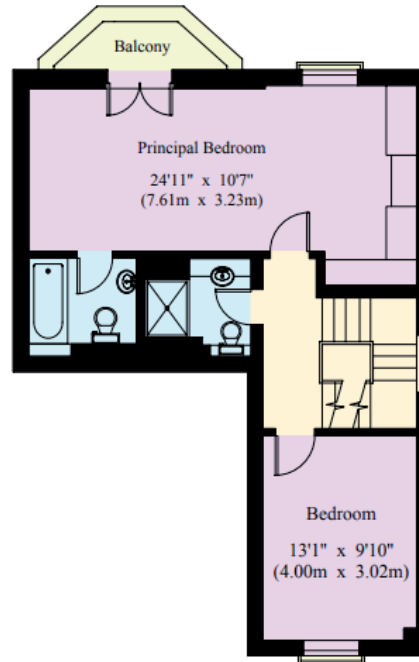
Gross Internal Area : 233.4 sq.m (2512 sq.ft.)



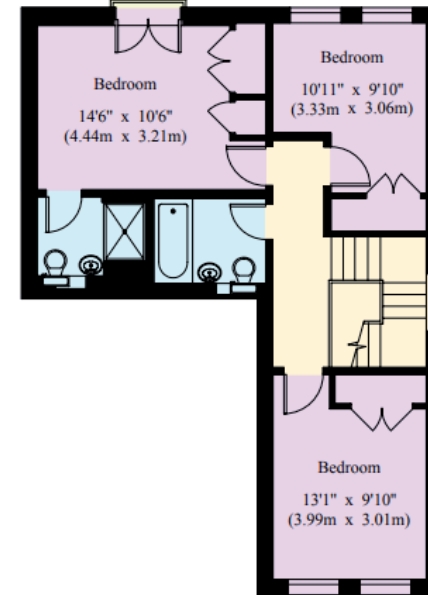
Lower Ground Floor



Upper Ground Floor



First Floor



Second Floor

### 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		83 B
69-80	C	76   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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