



Alexandre Boyes



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Entrance Hall, Cloakroom, Sitting Room, Kitchen open to Dining/Family Room, Five Bedrooms, Bathroom, Shower Room, Parking, Garden, Outbuilding, No Chain. Viewing highly recommended.

A handsome five bedroom attached Victorian house arranged over three floors, which is now in need of a degree of updating, located in this sought after residential area with the benefit of a good sized garden and parking area.

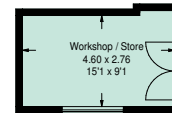
Tunbridge Wells has an excellent range of educational, leisure and shopping facilities including the Royal Victoria Place shopping centre. There are a selection of highly regarded schools in the area both at primary and secondary levels, with many being within a short walk. Tunbridge Wells station benefits 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.



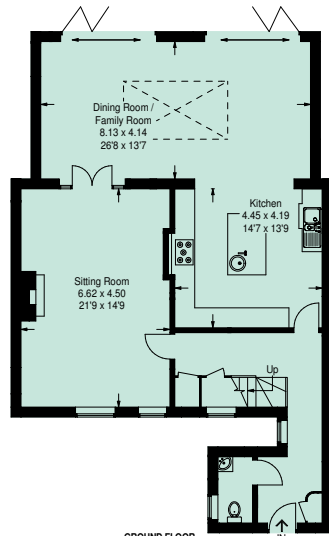
Chilston Road, Tunbridge Wells



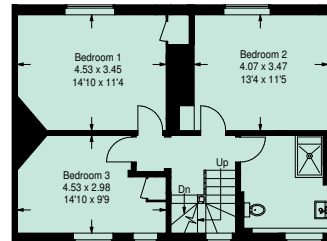
Gross Internal Area Approx = 2282 sq ft (212 sq m)
Workshop / Store = 151 sq ft (14 sq m)
Total = 2433 sq ft (226 sq m)



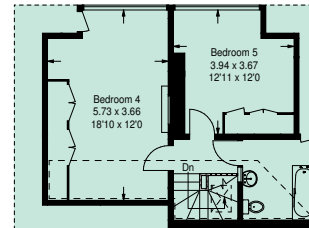
WORKSHOP / STORE
approx internal
floor area
151 sq ft (14 sq m)



GROUND FLOOR
approx internal
floor area
1130 sq ft (105 sq m)



FIRST FLOOR
approx internal
floor area
667 sq ft (62 sq m)



SECOND FLOOR
approx internal
floor area
484 sq ft (45 sq m)

--- Reduced headroom below 1.5 m / 5'0"

Not To Scale
© Foxton Surveys Ltd (ID76544)

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

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

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.

