



Alexandre Boyes

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1 Stanford Court, Camden Park, Tunbridge Wells, TN2 4TN



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

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Tunbridge Wells, TN2 4TN

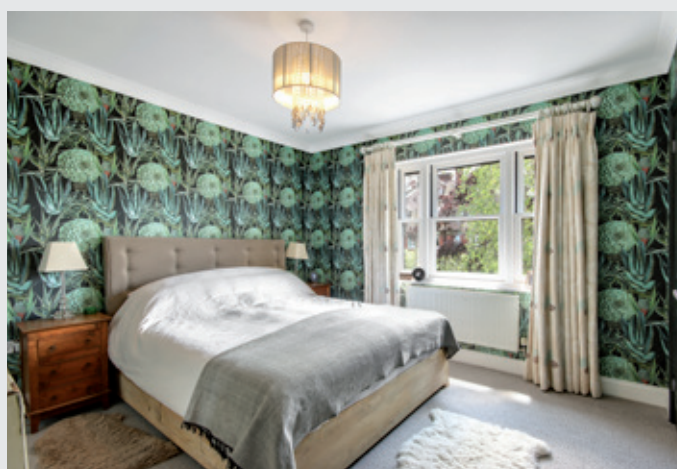
- Entrance Hall
- Cloakroom
- Study
- Sitting Room
- Kitchen/Dining Room
- Utility Room
- Four Bedrooms
- Ensuite Shower Room
- Bathroom
- Garden
- Parking
- 0.6 Miles to Tunbridge Wells Station
- Private Road



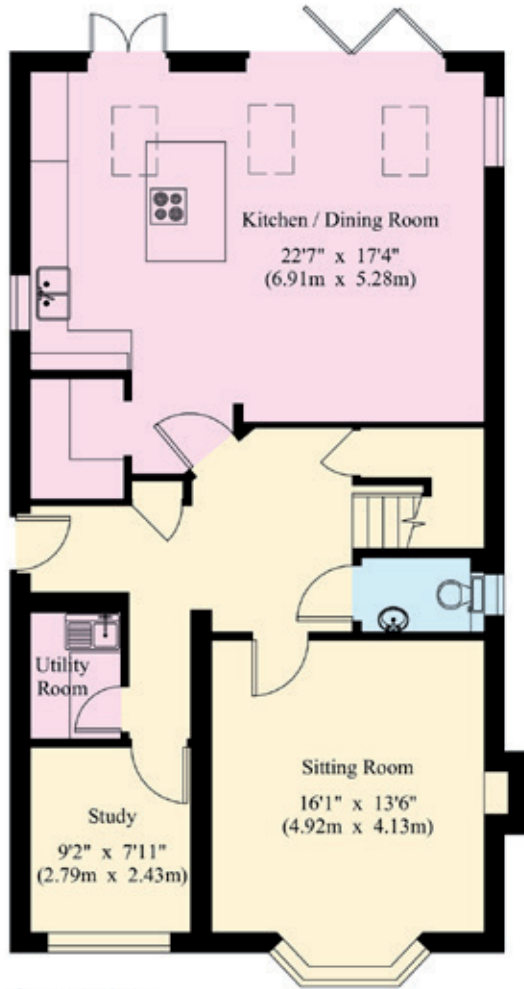
Stanford Court is a stunning four bedroom modern home nestled within the prestigious Camden Park, boasting 1,796 Sq Ft of well designed living space, this property offers a perfect blend of contemporary luxury and tranquil surroundings. Set in one of the towns most sought after locations, this home is an ideal retreat for those seeking a sophisticated lifestyle in a historic and picturesque area surrounded by green spaces and historic homes. The house itself is within 0.6 miles of Tunbridge Wells Station and a viewing is 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, many within walking distance. Tunbridge Wells station benefits from regular services to the City and West End in under an hour by fast train.

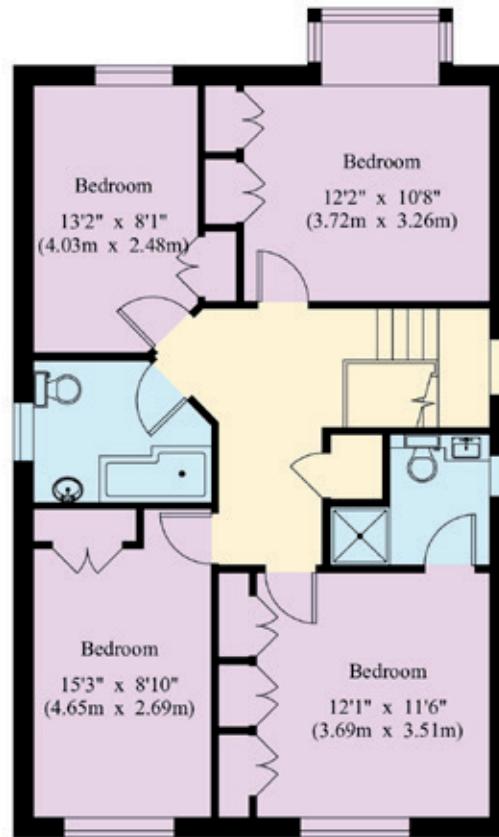
Viewing Strictly by appointment with Alexandre Boyes 01892 354080. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property



Gross Internal Area : 166.9 sq.m (1796 sq.ft.)



Ground Floor



First Floor



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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Score	Energy Rating	Current	Potential
92+	A		
81-91	B		90 (B)
69-80	C		78 (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.

