



# Alexandre Boyes



17 Shirley Grove, Tunbridge Wells, TN4 8TL



**01892 354080**  
[www.alexandre-boyes.co.uk](http://www.alexandre-boyes.co.uk)

Entrance Hall, Kitchen/Dining Room open to Kitchen, Utility Room, Study, Three Bedrooms, Family Bathroom, Ground Floor Bedroom 4, Ground Floor Shower Room, Garden, Parking.

A beautifully refurbished end of terrace townhouse arranged over three floors with the benefit of parking and a good sized garden, within walking distance of the popular village of Rusthall. Viewing 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 a short drive. Tunbridge Wells station benefits from regular services to the City and West End in under an hour by fast train



17 Shirley Grove

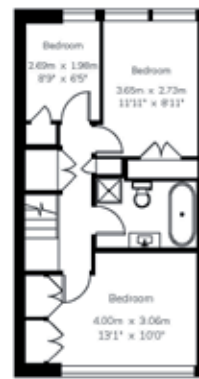
Gross Internal Area : 128.4 sq.m (1382 sq.ft.)



Ground Floor



First Floor



Second Floor



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



**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.

