



Alexandre Boyes

01892 354080

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



10 Little Footway, Langton Green, TN3 0DF





# Alexandre Boyes

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

10 Little Footway, Langton Green, TN3  
0DF

- Entrance Hall
- Cloakroom
- Sitting Room
- Kitchen open to Dining / Family Room
- Utility Room
- Five Bedrooms
- Ensuite Shower Room
- Family Bathroom
- Garage
- Parking
- Garden
- Use of Communal Tennis Court





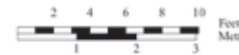
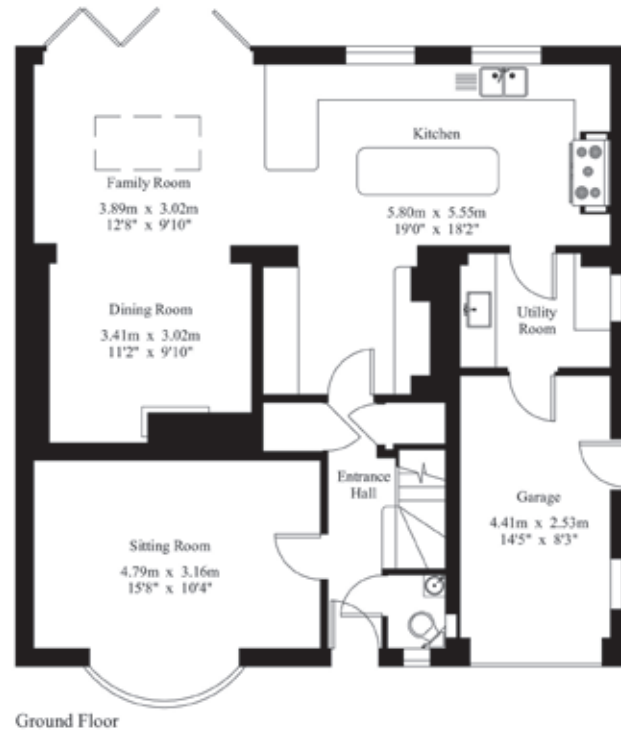
A well proportioned detached family house located in this popular road within a short walk of the village centre. The property has been extended by the present owners and is ideal for family living, offering spacious and versatile accommodation throughout with close proximity to local schools and Tunbridge Wells town.

Langton Green still retains many facilities one would hope to find such as The Hare Public House, local shops and the highly regarded primary school. Tunbridge Wells has an excellent range of educational, leisure and shopping facilities including the Royal Victoria Place shopping centre and the Pantiles. Tunbridge Wells station benefits from regular services to the City and West End in under an hour by fast train.



## 10 Little Footway

Gross Internal Area : 174.6 sq.m (1879 sq.ft.)  
(Including Garage)



For Identification Purposes Only.  
© 2024 Truplan (UK) Limited (001902) 604 881

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

01892 354080  
www.alexandre-boyes.co.uk



Alexandre Boyes