



Alexandre Boyes

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30 Earls Road, Tunbridge Wells, TN4 8EE



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

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8EE

- Entrance Hall
- Cloakroom
- Sitting Room
- Drawing Room
- Dining Room
- Family Room
- Kitchen
- Boot Room
- Five Bedrooms
- Study / Bedroom Six
- Art Studio / Bedroom 7
- Three Bathrooms
- Utility Room
- Outbuilding
- Landscaped Garden
- Parking



A handsome detached period house arranged over four floors in this highly popular road behind Mount Ephraim with access to the private Molyneux Park. The house is light and beautifully presented, retaining many features such as sash windows, decorative open fireplaces, deep skirting boards, picture rails and panelled doors, combining timeless character with versatile living space for modern family life.

The secluded, well established rear garden is a particular feature of the property, featuring lawn, mature planting and a terrace ideal for al fresco dining. To the front is a private driveway providing off road parking.

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 highly recommend to appreciate this superb family home in one of the town's finest roads.



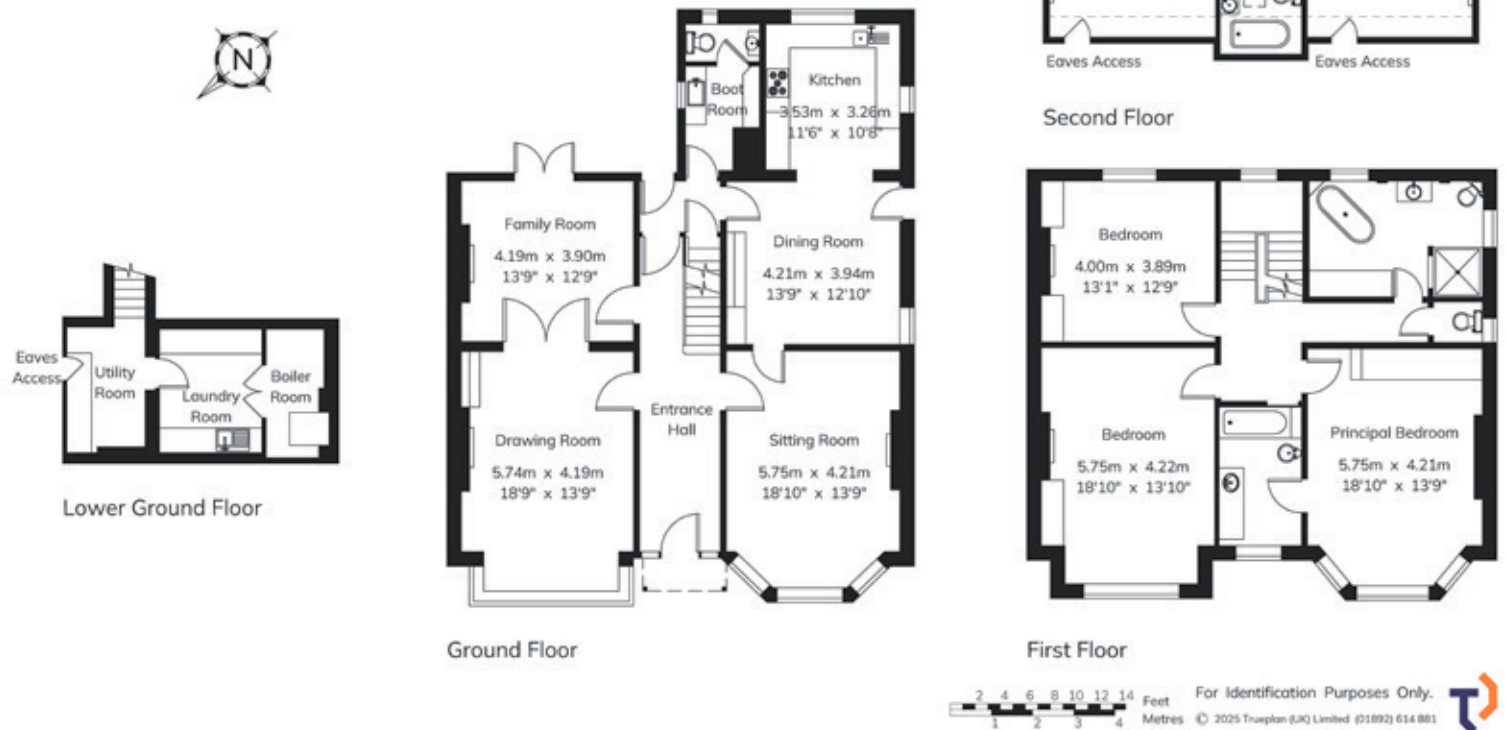
30 Earls Road

House - Gross Internal Area :

312.4 sq.m (3362 sq.ft.)

Potting Shed - Gross Internal Area :

15.2 sq.m (163 sq.ft.)



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.

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