



Alexandre Boyes

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41 Royal Chase, Tunbridge Wells, Kent, TN4 8AX



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

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- Entrance Hall
- Sitting Room
- Dining Room
- Study
- Playroom / Bedroom 5
- Ground Floor Ensuite Shower Room
- Conservatory
- Kitchen / Breakfast Room
- Utility Room
- Four Bedrooms
- Ensuite Bathroom
- Family Bathroom
- Garage
- Outdoor Workshop
- Parking for multiple vehicles
- Direct access private park
- Gardens circa 0.5 Acre
- No Chain



A beautifully presented detached family house, set back from the road in this highly popular address behind Mount Ephraim. We believe this to be an absolutely fabulous opportunity, with the large mature gardens backing on Great Culverden Park, and the house being full of potential, it is one not to be missed.

Tunbridge Wells has an excellent range of educational, leisure and shopping facilities including the Royal Victoria Place shopping centre and Pantiles. There are a selection of highly regarded schools in the area both at primary and secondary level, many within walking distance. Tunbridge Wells main line station benefits from regular services to the City and West End in under an hour by fast train.





Royal Chase, TN4
5 bedroom detached house



Approx. Internal Area incl. Conservatory
2759 Sqft / 257 Sqm
Outbuildings (Garage and Storage)
453 Sqft / 42 Sqm

Illustration for identification purposes only.
Measurements are approximate. Not to scale.
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Score	Energy Rating	Current	Potential
92+	A		
81-91	B	86	91
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.

