



Alexandre Boyes

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2 Bishops Mews, Bishops Down Park Road, Tunbridge Wells, TN4 8XX



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

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- Entrance Hall
- Kitchen open to Dining Room
- Sitting Room
- Family Room
- Utility Room
- Cloakroom
- Five Bedrooms
- Ensuite Shower Room
- Two further Bathrooms
- Garage
- Garden
- Private Road



A beautifully presented town house which was constructed in 2019, arranged over four floors located in this private, no through road behind Mount Ephraim. This popular private road has the feeling of a country lane, yet within a short walk of Mount Ephraim and the town beyond. This setting is particularly attractive for families and buyers seeking privacy and greenery without sacrificing location.

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.





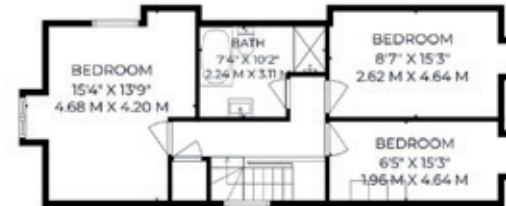
Basement



First Floor



Ground Floor



Second Floor

**Bishops Down Park Road, TN4
5 bedroom house**



**Approx. Internal Area
2372 Sqft / 220 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	86.10	91.0
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.

