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33 Royal Chase, Tunbridge Wells, TN4 8AX



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

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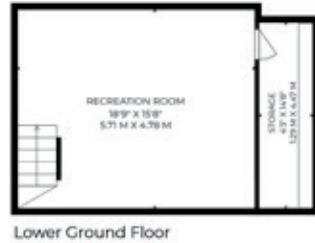
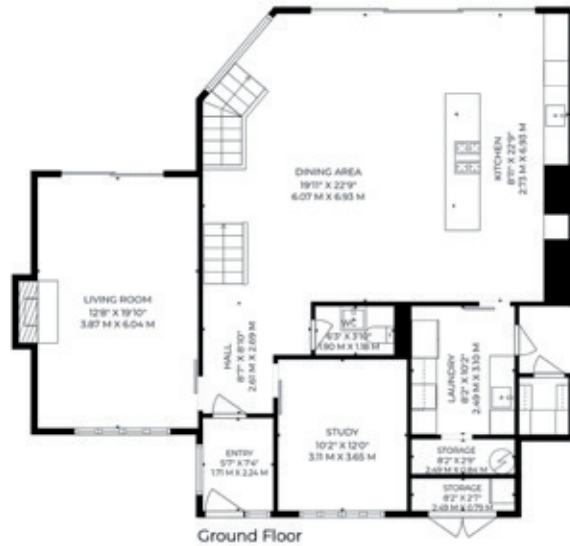
- Entrance Hall
- Cloakroom
- Study
- Sitting Room
- Kitchen open to Dining / Family Room
- Cellar / Games Room
- Four Bedrooms
- Ensuite Bathroom
- Family Bathroom
- Parking
- Garden
- Outbuildings
- Direct access to nine acre private park



A simply stunning four bedroom detached family house in this highly sought after road behind Mount Ephraim. The property has been extensively modernised and extended by the present owners and now offers a superb modern family home arranged over four floors, backing directly onto Great Culverden Park, representing one of the most desirable setups in the area, combining contemporary family living with rare green space. 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.





Royal Chase, TN4
4 bedroom detached house



Approx. Internal Area
2995 Sqft / 278 Sqm

Illustration for identification purposes only.
Measurements are approximate. Not to scale.
Produced by ricksouzaphoto.pro for Alexandre Boyes

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	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

