



Alexandre Boyes

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27 Culverden Park, Tunbridge Wells, TN4 9QT





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

## 27 Culverden Park Tunbridge Wells, TN4 9QT

- Entrance Hall
- Cloakroom
- Study
- Drawing Room
- Kitchen/Breakfast Room
- Garden Room
- Store Room
- Four Bedrooms
- Three Bathrooms
- Garage
- Parking
- Large Garden
- Direct Access to Nine Acre Private Park
- No Chain.



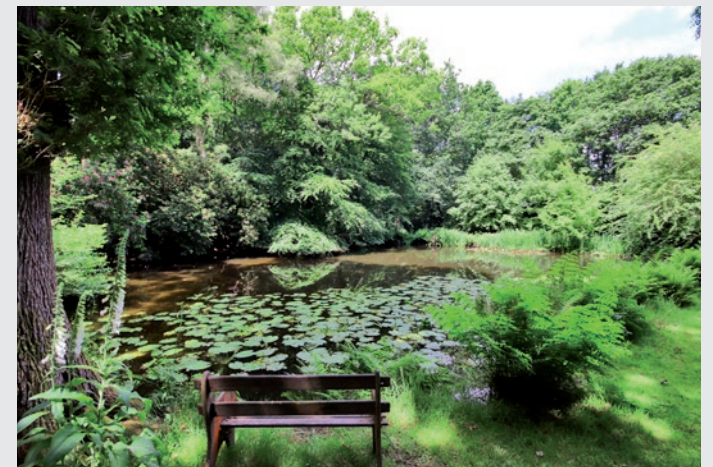


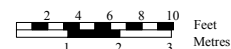
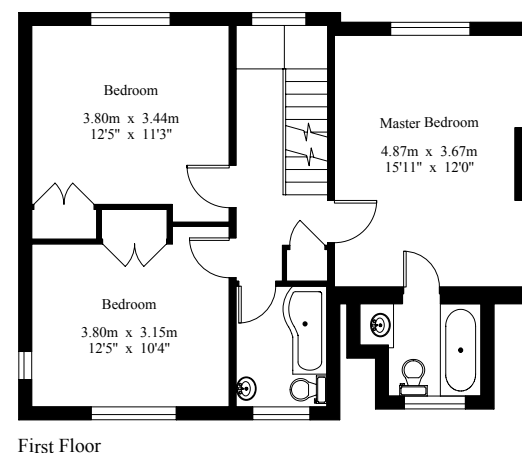
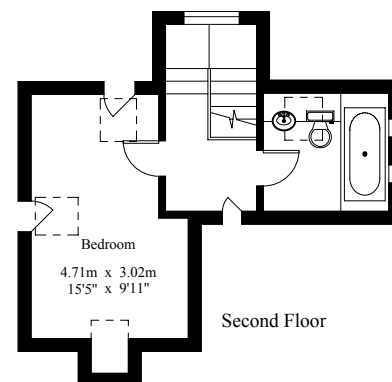
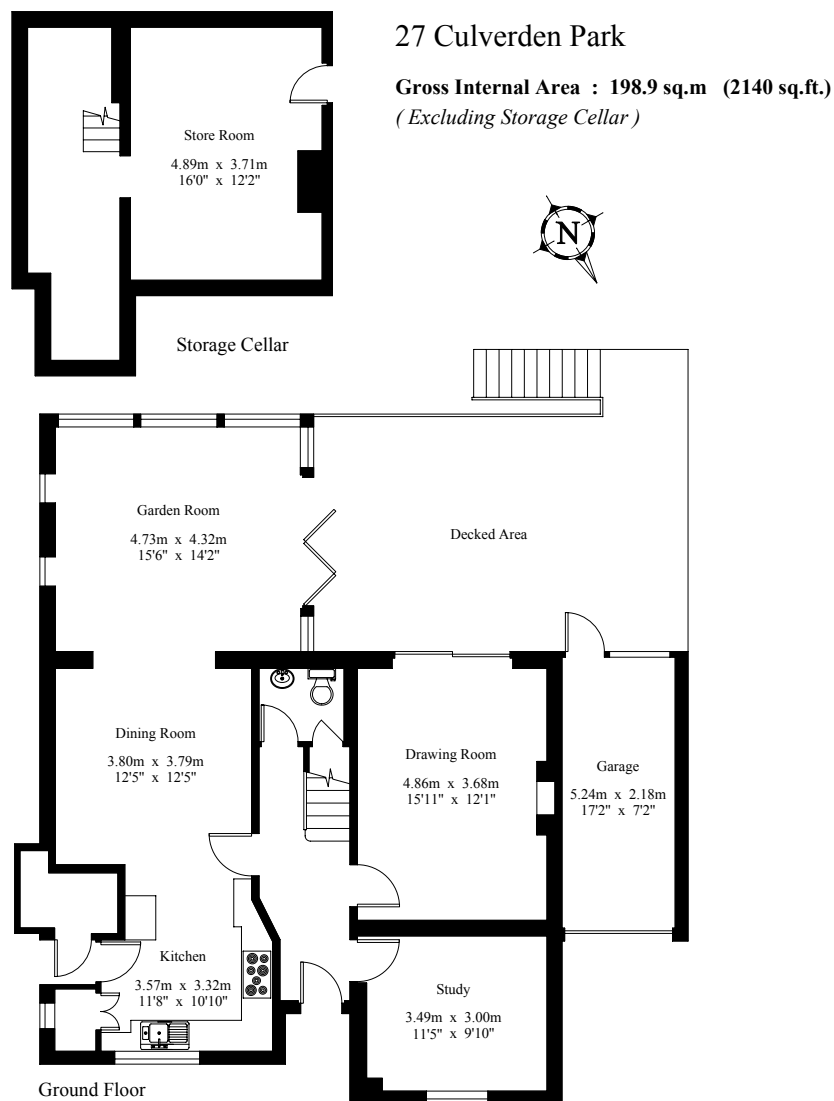
A beautifully presented four bedroom detached family house in this highly sought after road with direct access to Great Culverden Park. The property has been recently redecorated and updated by the present owners and now offers a superb family home arranged over three floors.

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.

### Viewing

Strictly by appointment with Alexandre Boyes 01892 354080. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.





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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

#### 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		71   C
55 - 68	D		
39 - 54	E	51   E	
21 - 38	F		
1 - 20	G		

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