



# Alexandre Boyes



4 Bridge Cottages, Back Lane, Horsmonden, TN12 8NH



**01892 354080**  
[www.alexandre-boyes.co.uk](http://www.alexandre-boyes.co.uk)

A three bedroom Semi Detached cottage which has been recently refurbished and is located on a quiet country lane with far reaching picturesque views.

The accommodation includes an Entrance hall, two reception rooms, fitted kitchen with ample storage and downstairs W.C. Upstairs includes two double bedrooms with built in storage, a further single bedroom and family bathroom with shower over bath. No Chain.

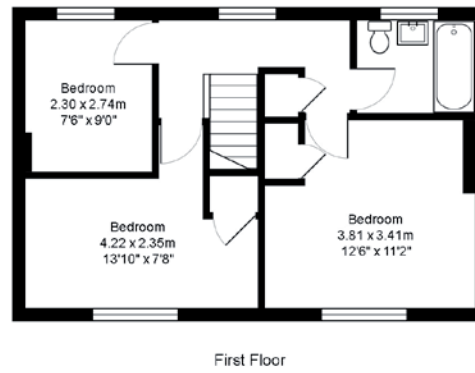
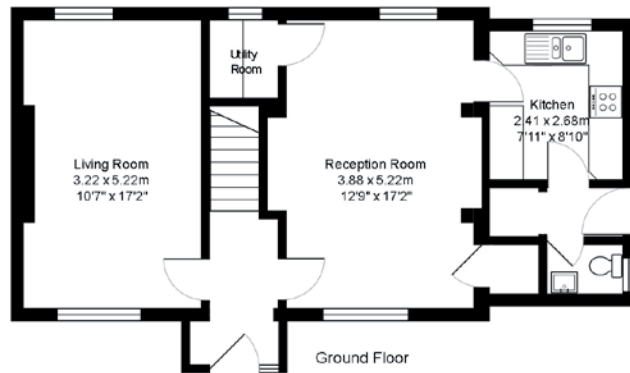
Horsmonden still retains many of the amenities one would hope to find such as the Pharmacy, Heath Stores, Public House, Doctor's Surgery and Tennis and Cricket Clubs. The mainline railway station at Paddock Wood offers services to London in under one hour. Viewing highly recommended.



#### 4 Bridge Cottages

Total Area: 99.7 m<sup>2</sup> ... 1074 ft<sup>2</sup>

All measurements are approximate and for display purposes only



A copy of the full Energy Performance Certificate is available on request.

Score	Energy Rating	Current	Potential
92+	A		A
81-91	B		B
69-80	C		C
55-68	D		D
39-54	E	54   E	E
21-38	F		F
1-20	G		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.

