



Alexandre Boyes

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194 Forest Road, Tunbridge Wells, TN2 5JB



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

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5JB

- Entrance Hall
- Ground Floor Shower Room
- Kitchen/Dining Room
- Utility Room
- Sitting Room
- Snug
- Wine Room
- Bedroom One with Dressing Room and Ensuite
- Four Further Bedrooms
- Ensuite Shower Room
- Ensuite Bathroom
- Garage
- Landscaped Gardens
- Swimming Pool
- Viewing highly recommended



194 Forest Road is an outstanding detached family house with generous and adaptable accommodation arranged over two floors. The property has been designed for modern living with a large open plan kitchen area opening onto the rear terrace with heated swimming pool and landscaped gardens incorporating an outdoor cooking area with sun terrace. The master bedroom is one of the finest we have seen, opening into a large dressing room with ensuite and far reaching views towards Mount Ephraim to the rear.

Tunbridge Wells has an excellent range of educational, leisure and shopping facilities including the Royal Victoria Place shopping centre. There are a selection of highly regarded schools in the area both at primary and secondary levels. Tunbridge Wells station benefits from regular services to the City and West End in under an hour by fast train. A viewing is recommended to appreciate this fantastic family house in this highly sought after location.

### 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.



194 Forest Road

Total Area: 277.2 m<sup>2</sup> ... 2984 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74   C	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.

