



Alexandre Boyes

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5 Farnham Beeches, Langton Green, TN3 0XH



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

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- Entrance Hall
- Kitchen / Breakfast Room
- Utility Room
- Study
- Sitting Room
- Conservatory
- Ground Floor Bathroom
- Two Ground Floor Bedrooms
- First Floor Bedroom with Ensuite Shower Room
- Dressing Room
- Garage
- Mature Garden



A beautifully presented three bedroom Chalet house located at the end of this quiet road within an easy walk of the village centre, benefitting from a well stocked mature garden. Langton Green still retains many facilities one would hope to find such as The Hare Public House, local shops and the highly regarded primary school. Viewing highly recommended.

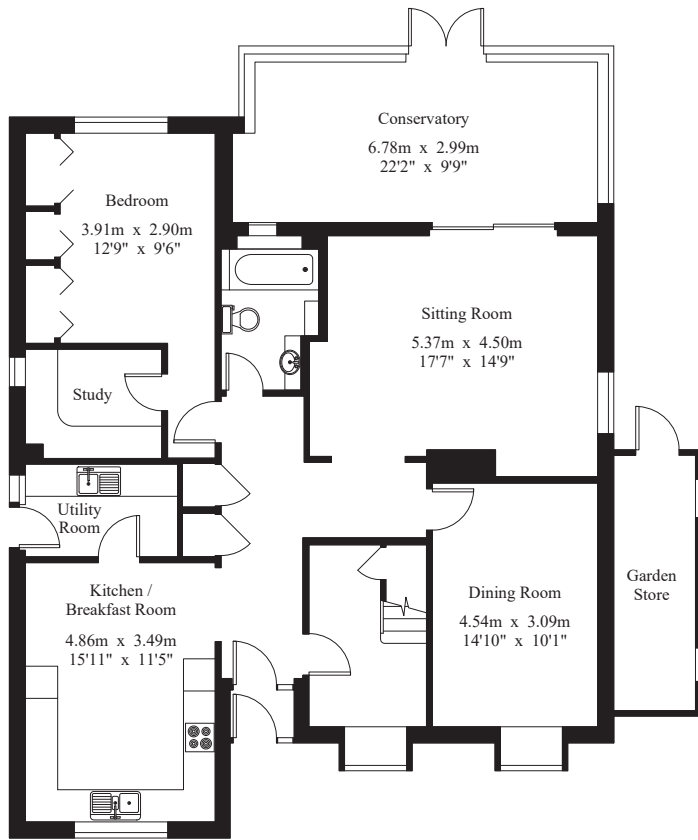
Tunbridge Wells has an excellent range of educational, leisure and shopping facilities including the Royal Victoria Place shopping centre. There are a selection of highly regarded schools in the area both at primary and secondary levels. Tunbridge Wells, Tonbridge and Hildenborough railway stations benefit 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.

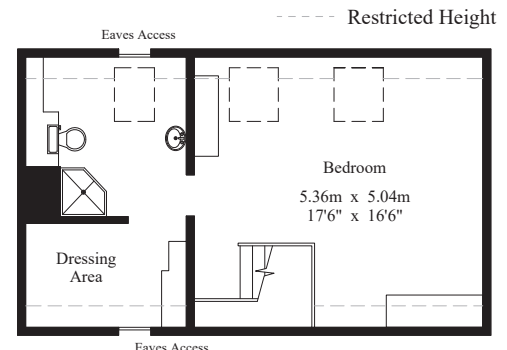
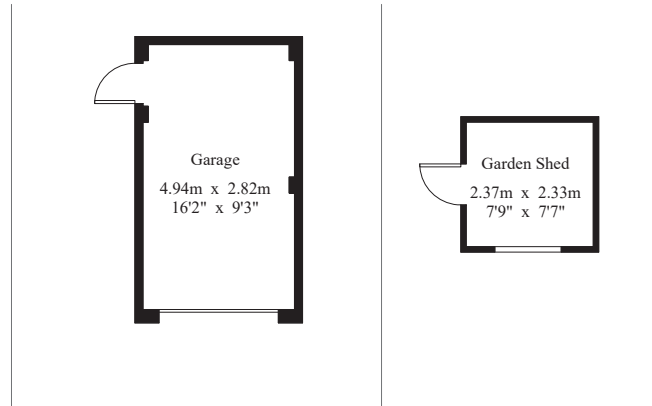


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House - Gross Internal Area : 176.0 sq.m (1894 sq.ft.)
 Outbuildings - Gross Internal Area : 26.6 sq.m (286 sq.ft.)



Ground Floor



First Floor



For Identification Purposes Only.

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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.

