



Alexandre Boyes

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Botanical House, 38A Molyneux Park Road, Tunbridge Wells, TN4 8DY



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

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Tunbridge Wells, TN4 8DY

- Entrance Hall
- Cloakroom
- Sitting Room
- Kitchen/Dining Room
- Utility Room
- Bedroom One with Dressing Room and En Suite
Bathroom
- Four further Bedrooms
- Bathroom
- EnSuite Shower Room
- Garden
- Parking
- Membership of Private Park.



A beautifully presented five bedroom detached family house, located in one of the towns finest roads behind Mount Ephraim. The property which is arranged over three floors offers versatile and stylish accommodation with the bonus of membership of Molyneux Park, which is within a short walk. 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, many within walking distance. Tunbridge Wells station benefits from regular services to the City and West End in under an hour by fast train.



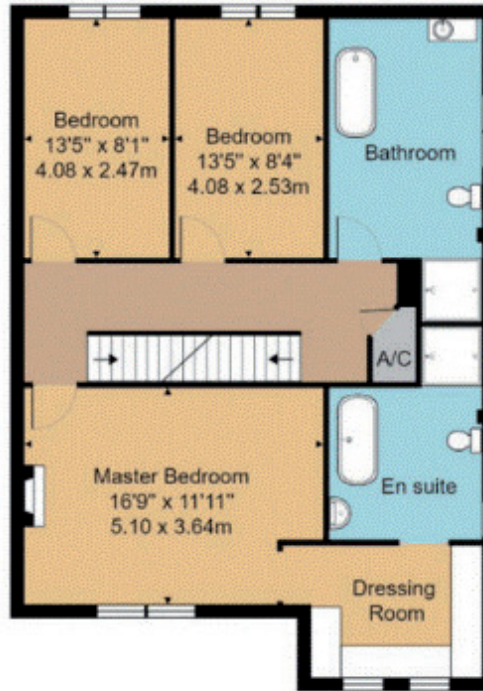
Viewing

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.

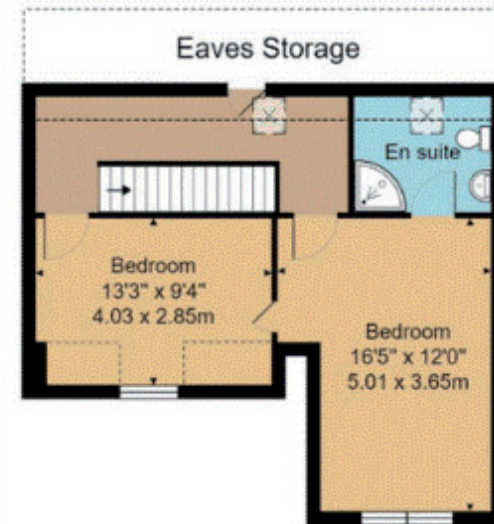




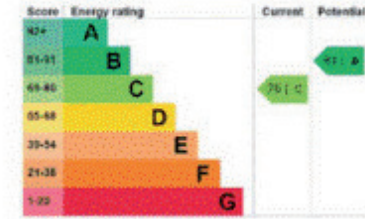
Ground Floor



First Floor



Second Floor



Approx. Gross Internal Area 2376 ft² ... 220.7 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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.

