



Alexandre Boyes

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14 Kings Avenue, Tunbridge Wells, TN4 9FH



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

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- Gated Entrance
- Entrance Hall
- Cloakroom
- Sitting Room
- Study/Gym
- Kitchen/Breakfast Room
- Utility Room
- Master Bedroom with Dressing Room and Ensuite Bathroom
- Bedroom Two with Ensuite Shower Room
- Bedroom Three with Ensuite Shower Room
- Two Further Bedrooms
- Family Bathroom
- Garage
- Three Parking Spaces



A beautifully presented five bedroom detached house located within the prestigious Royal Wells Park development, well placed for the Grammar schools and within walking distance of local amenities on Mount Ephraim.

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 is 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.

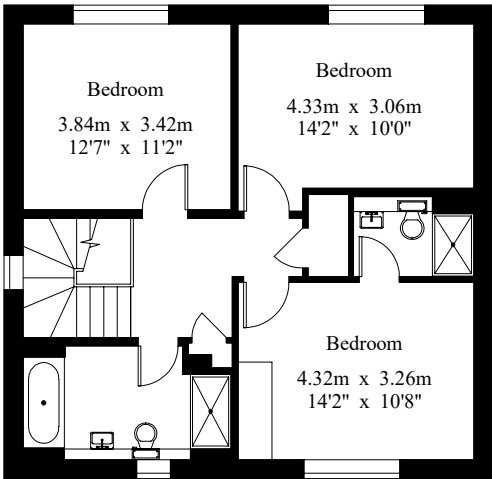
Viewing

Strictly by appointment with Alexandre Boyes 01892 525522. 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.

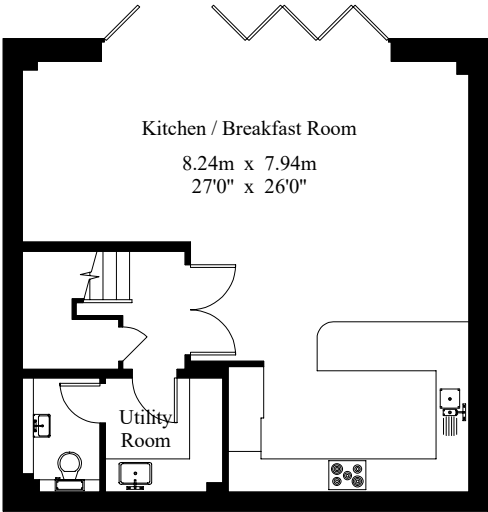


14 Kings Avenue

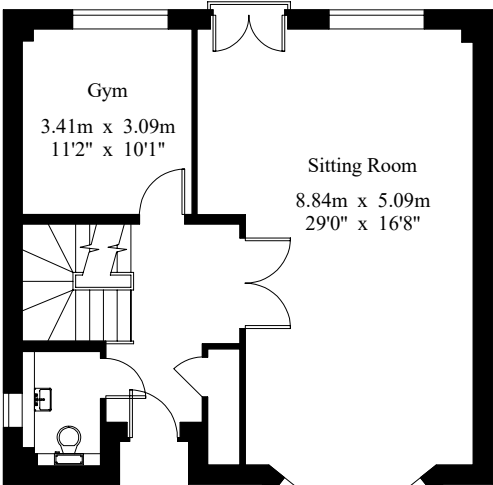
Gross Internal Area : 269.8 sq.m (2904 sq.ft.)



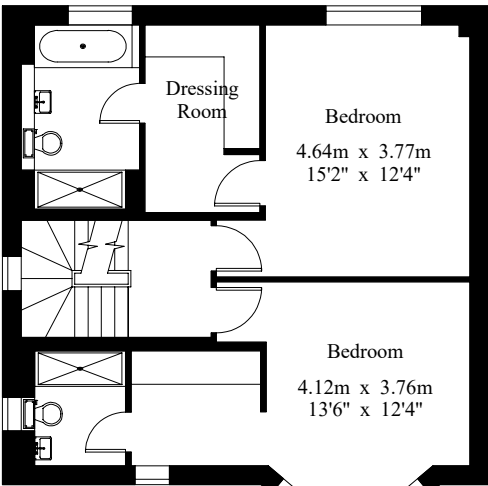
Second Floor



Lower Ground Floor



Ground Floor



First Floor

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.

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