



# Alexandre Boyes



3 Prospect Place, Station Road, Groombridge, TN3 9QY



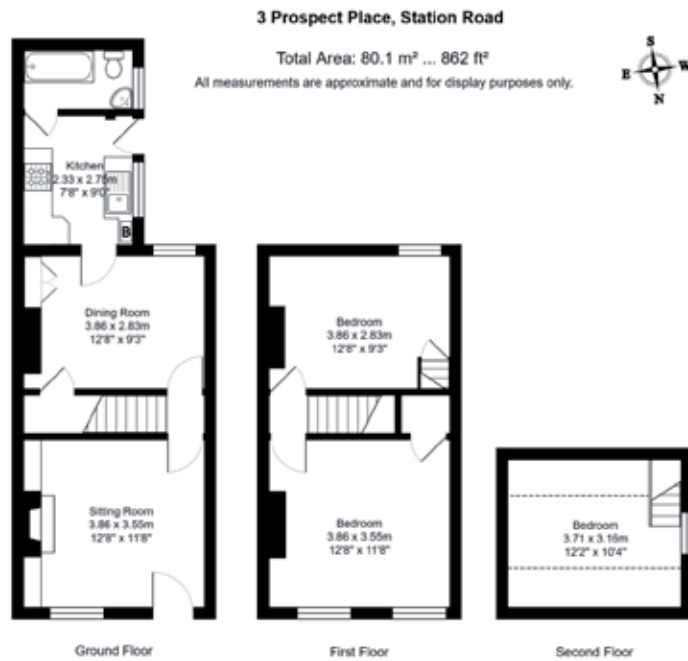
**01892 354080**  
[www.alexandre-boyes.co.uk](http://www.alexandre-boyes.co.uk)



Sitting Room, Dining Room, Kitchen, Three Bedrooms, Ground Floor Bathroom, Garden, No Chain

A well proportioned period house now in need of a degree of updating within walking distance of Groombridge school located in this highly sought after village. We believe the property holds a great deal of potential and a viewing highly recommended.

Groombridge still retains many of the amenities one would hope to find such as the Post Office, Baker, Convenience Store, Two Public Houses, Doctor's Surgery and St Thomas's Primary School. Tunbridge Wells town offers excellent facilities including the Royal Victoria shopping centre and the famous Pantiles. The mainline railway station offers services to London in under one hour. There are a variety of schools including Primary, Secondary and Private Schools, most of which have achieved excellent reports from Ofsted.



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



**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.

