



Alexandre Boyes



58 St James Park, Tunbridge Wells, TN1 2LL



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Entrance Hall, Sitting Room, Dining Room, Kitchen, Five Bedrooms, Bathroom, Shower Room, Garden, Walking distance of St James School.

A well proportioned five bedroom Victorian semi detached family house arranged over three floors in this highly popular road within a short walk of St James 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, with many being within a short walk. Tunbridge Wells station benefits from regular services to the City and West End in under an hour by fast train.



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Gross Internal Area : 124.8 sq.m (1,343 sq.ft.)



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.

