



# Alexandre Boyes



4 Ashbourne Court, Bretland Road, Rusthall, TN4 8PF



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

Entrance Hall, Cloakroom, Kitchen/Breakfast Room, Sitting Room, Four Bedrooms, Ensuite Bathroom, Family Bathroom, Parking, Garden, Garage, No Chain.

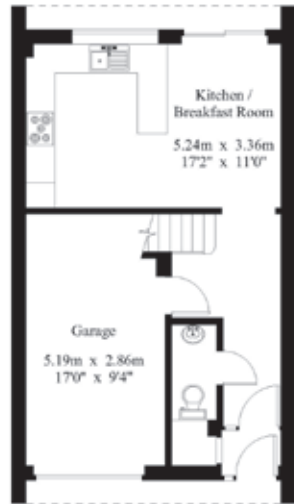
A well proportioned four bedroom townhouse, within a short walk of Rusthall High Street, with the benefit of parking and a good sized garden.

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 a short drive. Tunbridge Wells station benefits from regular services to the City and West End in under an hour by fast train.

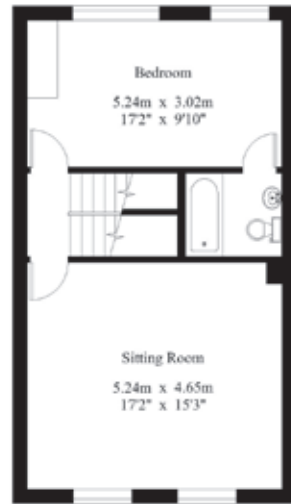


### 4 Ashbourne Court

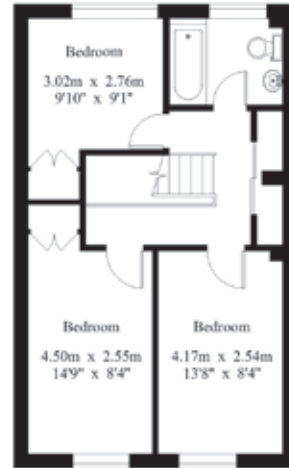
Gross Internal Area : 143.8 sq.m (1547 sq.ft.)  
(Including Garage)



Ground Floor



First Floor



Second Floor

FOR IDENTIFICATION PURPOSES ONLY  
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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.

