



Alexandre Boyes

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24 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
- Sitting Room
- Family Room
- Kitchen/Dining Room
- Utility Room
- Ground Floor Bedroom Suite
- Four Bedrooms
- Shower Room
- Large Garden
- Large Loft Space
- Parking
- Garage
- High Ceilings and period features
- Direct Access to Private Park.



A charming detached Victorian house located on a sought after road, backing onto a tranquil private park behind Mount Ephraim. This home offers exceptional potential for a kitchen extension and loft conversion, subject to the relevant permissions, making it ideal to create an idyllic family space. Perfectly situated near outstanding schools, it combines character, convenience, and opportunity in a prime location. Viewing highly recommended.

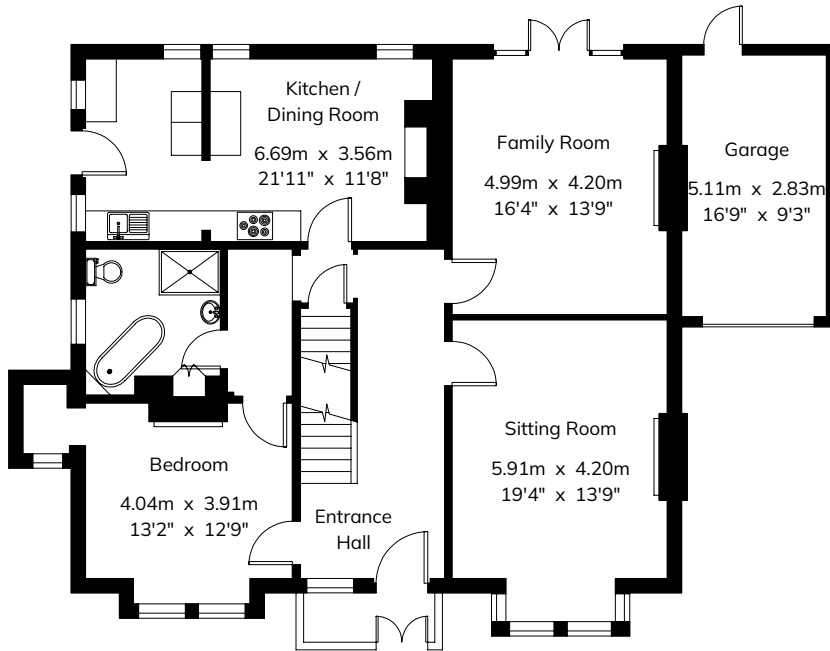
Mount Ephraim is known for its specialist shops, restaurants and bars and within a short walk of Tunbridge Wells town centre and mainline station. Tunbridge Wells has an excellent range of educational, leisure and shopping facilities including the Royal Victoria Place Shopping Centre. The main line station offers commuter services to the City and West End in under an hour by fast train. A viewing is highly recommended to appreciate this fantastic property in one of the towns finest addresses.

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

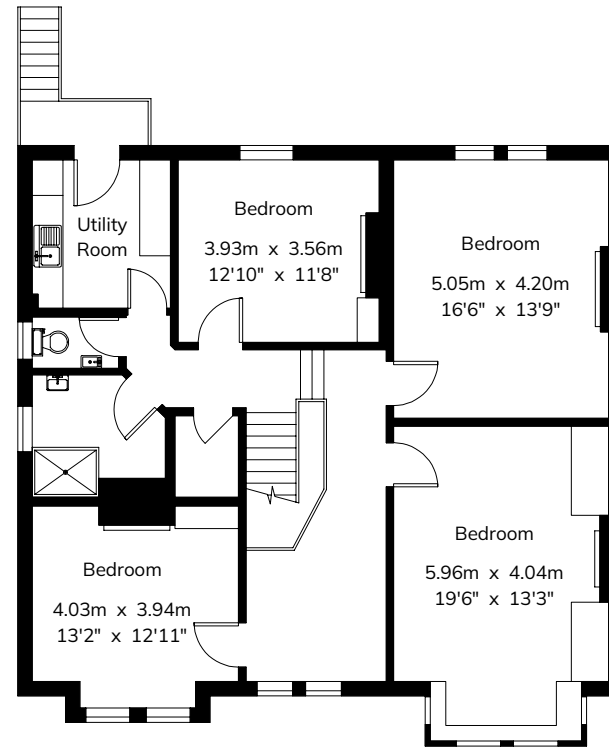


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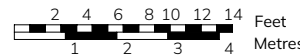
Gross Internal Area : 258.1 sq.m (2778 sq.ft.)
(Including Garage)



Ground Floor



First Floor



For Identification Purposes Only.

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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.

Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

