



Alexandre Boyes



1 Hopgarden Close, Lamberhurst, TN3 8DY



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Entrance Hall, Cloakroom, Kitchen/Dining Room, Sitting Room, Three Bedrooms, Ensuite Shower Room, Bathroom, Utility Room, Store Room, Parking, Garden.

A well proportioned three bedroom link detached family house close to the centre of this quintessential English village. The property is surrounded by countryside, known for its walks and country pubs and yet within close

proximity to the A21. No Chain.

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.



Hopgarden Close, TN3
3 Bedroom Detached House



Approx. Internal Area
1203 Sqft / 112 Sqm

Illustration for identification purposes only.
Measurements are approximate. Not to scale.
Produced by ricksouzaphoto.pro for Alexandre Boyes



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

Score	Energy Rating	Current	Potential
92+	A+		
81-91	A		
69-80	B		
55-68	C		
49-54	D		
39-48	E		
31-38	F		
1-20	G		

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.

