



# WOOD & PILCHER



- Offered as Top of Chain
- 3 Bed Semi Det Period Property
- Good Lounge Size
- Separate Dining Room
- On Street Parking
- Energy Efficiency Rating: E

**Culverden Down, Tunbridge Wells**

**GUIDE £475,000 - £500,000**

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## 21 Culverden Down, Tunbridge Wells, TN4 9SB

Offered as top of chain and requiring modernisation and refurbishment in several areas, an impressive three bedroom period semi detached home in this popular St. Johns location. The property has been well maintained by the owner over the years and, as currently arranged, offers a good sized principal lounge, a further and separate dining room as well as a further ground floor wc and fitted kitchen. On the first floor are three bedrooms - of which one is of a particularly good size - and a family bathroom. We consider there is excellent potential for further extension into the roof void, subject to the necessary permissions being obtainable. The property has low maintenance gardens front and rear and an enviable Tunbridge Wells location.

Access is via a partially glazed front door with two inset opaque panels and a further glass window above, leading to:

### ENTRANCE HALLWAY:

Carpeted, stairs to the first floor, wall mounted thermostat control, radiator, various fitted coat hooks. Door to understairs cupboard, further recess under the stairs with good areas of storage, fitted shelving and a recently installed 'Vaillant' boiler, telephone point. Doors leading to:

### LOUNGE:

Carpeted, two sets of double glazed windows to the front, radiator. Good space for lounge furniture and entertaining. Tiled fireplace with inset log effect electric heater with fitted cupboards to either side of the chimney breast, corncicing.

### DINING ROOM:

Carpeted, radiator, corncicing, double glazed window to the rear. Good space for dining table and chairs.

### KITCHEN:

Fitted with a range of wall and base units and a complementary work surface. Space for freestanding electric oven. Single bowl stainless steel sink with mixer tap over. Space for freestanding fridge/freezer. Small breakfast bar area. Vinyl floor, part tiled walls, radiator. High level opaque window to one side, window to the other side with fitted roller blind. Partially glazed door to the side with inset glass panels. Door leading to:

### CLOAKROOM:

Fitted with a wall mounted wash hand basin with tiled splashback, low level. Cork tiled floor, radiator, opaque window to the side.

### FIRST FLOOR LANDING:

Carpeted, window to the side with fitted blind, loft access hatch. Doors leading to:

### BEDROOM:

Carpeted, radiator, window to the rear, areas of fitted shelving to one side of the chimney breast. Good space for bed and associated bedroom furniture.



**BEDROOM:**

Carpeted, radiator, two sets of double glazed windows to the front, corning. Excellent space for large bed and associated bedroom furniture.

**BEDROOM:**

Carpeted, radiator, crittall style window to the side.

**BATHROOM:**

Fitted with a low level wc, panelled bath with taps over, single head shower over and fitted shower rail, pedestal wash hand basin. Carpeted, part tiled walls, radiator. Opaque crittall style windows to the side with a fitted roller blind.

**OUTSIDE FRONT:**

A low maintenance garden principally set to paving slabs with a small bed housing flowers and mature shrubs and a combination of retaining brick work, wooden fencing and a cast iron gate. A pathway leads along the side of the property to a rear gate and to the front door.

**OUTSIDE REAR:**

The rear garden is essentially a low maintenance garden with an external tap, set mostly to herringbone brickwork with retaining wooden fencing with raised shrub areas to the perimeters. Detached shed and a side path returning to the front of the property.

**SITUATION:**

The property is located on a popular residential road in the St Johns quarter of Tunbridge Wells. St Johns itself is a little under a mile from Tunbridge Wells' town centre and enjoys a flourishing local community with two metro supermarkets, a host of independent retailers, public houses and restaurants, access to the popular St Johns park and further accessibility to particularly well regarded primary, secondary and grammar schools. Tunbridge Wells itself offers the Royal Victoria Place Shopping Mall and Calverley Road pedestrianized areas, both of which host the majority of multiple retailers in the town. Beyond this the town has a host of independent retailers, primarily located on Mount Pleasant, the old High Street, the Pantiles and Chapel Place. The town has two mainline railway stations, both of which offer fast and frequent services to London and the South Coast.

**TENURE:**

Freehold

**VIEWING:**

By appointment with Wood & Pilcher 01892 511211

**AGENTS NOTE:**

As of the 24th November 2021 probate has been applied for but not yet been received. Please speak to members of Wood & Pilcher for further updates as appropriate.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E	51   E	
21-38	F		
1-20	G		



**Ground Floor**



**First Floor**

**Approx. Gross Internal Area 945 ft<sup>2</sup> ... 87.8 m<sup>2</sup>**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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