



WOOD & PILCHER



- Impressive Period Property
- Halls Adjoining Semi Detached
- 3/4 Bedrooms
- St. Johns Location
- On Street Parking
- Energy Efficiency Rating: E

Culverden Park Road, Tunbridge Wells

£675,000

woodandpilcher.co.uk

55 Culverden Park Road, Tunbridge Wells, TN4 9RB

Located on an extremely popular St. Johns residential road, a three storey halls adjoining period semi detached property with generous lounge and separate dining room, a wealth of period features and four bedrooms arranged over the upper two storeys with a further family bathroom and additional en suite facility. The property enjoys pretty views to the rear - most especially from the Juliet balcony in the lounge - and its own westerly facing, private low maintenance rear gardens. There is an additional lower height cellar accessed via the rear of the property.

Properties of this style and in this location traditionally generate excellent interest and to this end we would encourage all parties to make an immediate appointment to view.

Access is via a partially glazed door with an inset opaque panel, leading to:

ENTRANCE HALLWAY:

Areas of engineered wooden flooring, dado rail, cornicing, stained glass window above the front door, radiator. Understairs storage area with fitted coat hook, door to downstairs larder area with good areas of fitted shelving, stairs leading to the first floor. Partially glazed door leading to:

DINING ROOM:

Carpeted, good space for dining table, chairs and associated dining room furniture, fitted cupboards to either side of the original chimney breast with areas of fitted shelving and decorative woodwork above, picture rail, feature cornicing, fitted ceiling rose, radiator. Two sets of period sash windows to the front.

KITCHEN:

Fitted with a range of wall and base units and a complementary work surface. Breakfast bar area for two people. Spaces for fridge/freezer, washing machine, dishwasher and gas oven with feature splashback and extractor over. Inset single bowl stainless steel sink with mixer tap over. Some areas of lower level wooden panelling, good areas of general storage. Fitted cupboard to one side of the original chimney breast with an inset boiler. Feature recess (formerly fireplace) with storage and areas of fitted shelving. Engineered wooden flooring, low level wall mounted electric radiator, telephone point, inset spotlights to the ceiling. Period sash window to the side with fitted blind, partially glazed door leading to the side of the property.

LOUNGE:

Carpeted, good space for lounge furniture and for entertaining, dado rail, cornicing, radiator. Feature fireplace with quarry tiled hearth and a custom wooden mantle and surround. Sash window to the side, sliding double glazed doors to the rear with cast iron Juliet balcony affording attractive views of local gardens.

FIRST FLOOR LANDING:

Dado rail, higher level book shelving, stairs returning to the second floor. Doors leading to:

BEDROOM:

Of a good size and with attractive views across neighbouring gardens. Excellent space for a large bed and associated bedroom furniture. Feature cast iron fireplace with a cast iron mantle and surround. Fitted cupboard to one side of the chimney breast, radiator. Two sets of sash windows to the rear each with fitted blinds,

FAMILY BATHROOM:

Fitted with a panelled bath with fitted glass shower screen and single head electric shower over, feature wash hand basin with mixer tap over and storage below, low level wc. Tiled floor with underfloor heating, part tiled walls, radiator/towel rail, fitted wall mirror with lighting, inset spotlights to the ceiling. Opaque sash window to the side with fitted roller blind.



BEDROOM 4/STUDY:

The smallest of the four bedrooms, fully carpeted currently furnished as a study. Feature cast iron fireplace and mantle. Floor to ceiling airing cupboard housing the hot water cylinder and central heating controls. One set of sash windows with fitted blind. Radiator below window.

BEDROOM:

Carpeted, radiator. Excellent space for double bed and associated bedroom furniture. Fitted cupboard to one side of the original chimney breast and further fitted wardrobe, areas of period cornicing, picture rail, further areas of fitted bookshelves. Two sets of sash windows to the front

SECOND FLOOR:

Door leading to:

BEDROOM:

Carpeted, radiator. Excellent space for a good sized double bed and associated bedroom furniture. Feature cast iron fireplace. Door to under eaves storage, areas of sloping ceiling, picture rail. Sash window to the side with fitted blind. Door leading to:

EN-SUITE SHOWER ROOM:

Fitted with a low level wc, pedestal wash hand basin with mixer tap over and tiled splashback, shower with sliding glass screen and two shower heads. Wood effect flooring, heated towel radiator, wall mounted electric shaver point, areas of sloping ceiling, door to under eaves storage, inset spotlights to ceiling, extractor fan. Inset velux window.

OUTSIDE FRONT:

Essentially a low maintenance front garden with a tiled path running to the cast iron front gate, low level retaining walls with further cast iron metalwork. Tiled covered porch leading to the front door. Path set to brick work leading along the front of the property and running to the side. Bed with mature shrubs adjacent to the retaining walls.

OUTSIDE REAR:

Accessed via a brick path that leads from the front to the rear garden with a side gate. Essentially a low maintenance garden with areas of decking and further areas of paving stones. The decking affords space for a table and chairs and entertaining, external tap. There is a combination of retaining brick walls and wooden fencing with mature shrub plantings and good space for further garden furniture and for pots. Door leading to a cellar area which is of a reduced height and suitable for storage.

SITUATION:

Set in a desirable residential location within the sought after St. Johns quarter of Royal Tunbridge Wells. This property is ideally situated for both primary schools and many of the highly regarded secondary schools in the area, including Bennett Memorial, TWGGS, the Skinners School, Boys Grammar School and St. Gregorys. The property is approximately 1 mile distance from Tunbridge Wells town centre where there are extensive shopping facilities including The Royal Victoria Shopping Mall and Calverley Road Pedestrianised Precinct, where most of the High Street retailers are represented. A short distance to the north you will find Southborough with its small busy high street and a further selection of shops. On the doorstep you have a choice of a Tesco local and small Sainsburys along with a selection of cafes, take away restaurants and bars. Nearby recreational facilities include local parks along with Tunbridge Wells Sports & Indoor Tennis Centre, whilst out of town facilities include local golf, cricket and rugby clubs and easy access to local countryside, home to many excellent pubs and country pursuits.

TENURE:

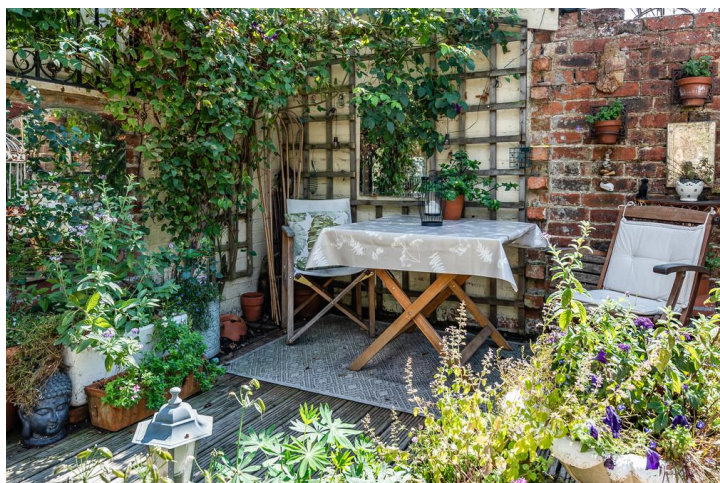
Freehold

COUNCIL TAX BAND:

D

VIEWING:

By appointment with Wood & Pilcher 01892 511211



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

Culverden Park Road, Tunbridge Wells, TN4

Approximate Area = 1442 sq ft / 134 sq m

Limited Use Area(s) = 5 sq ft / 0.4 sq m

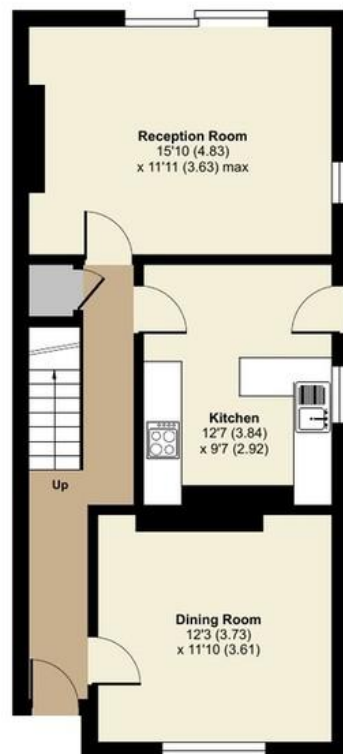
Total = 1447 sq ft / 134 sq m

For identification only - Not to scale

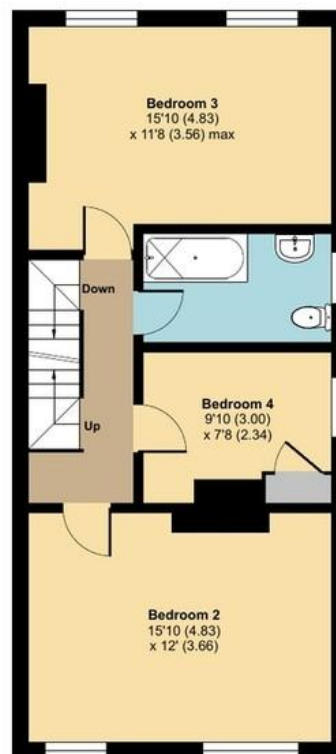
Denotes restricted
head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Wood & Pilcher. REF: 887630



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