



CULVERDEN AVENUE

ROYAL TUNBRIDGE WELLS - GUIDE PRICE £600,000 - £625,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

2 Culverden Avenue

Royal Tunbridge Wells, Kent, TN4 9RF

Entrance Hallway - Cloakroom - Lounge - Dining Room - Kitchen - First Floor Landing - Three Bedrooms - Family Bathroom - Second Floor Landing - Newly Converted 4th Bedroom - Low Maintenance Front Garden - Generous Rear Garden With Summerhouse

Located on a pleasant and popular residential street, in the St. Johns quarter of Tunbridge Wells, an extremely well presented four bedroom attached period property with generous gardens, separate lounge and dining room and a recent, most impressive loft conversion (to create bedroom 4 on the upper floor). A glance at the attached photographs and floorplan will give an indication as to both the excellent style and space offered by the house, but also the quality of finish and the desirability of its family garden, coming, as it does, with areas of lawn, further areas for entertaining as well as detached Summerhouse.

Access is via a partially glazed front door with inset leaded stained glass window with a further glass panel above, leading to:

ENTRANCE HALLWAY:

Wood effect flooring, radiator inset to a decorative cover, corning, inset spotlights to the ceiling, stairs to the first floor. Doors leading to:

LOUNGE:

Good areas of wood effect flooring, feature radiator, picture rail, various media points. Space for lounge furniture and for entertaining. Feature recess (formerly fireplace) with wooden mantle and surround. Shallow bay window to the front comprised of four casement windows with further colour leaded glass panels above.

CLOAKROOM:

Wall mounted wash hand basin with tiled splashback, low level wc. Feature tiled floor, areas of wooden panelling, radiator. Casement window to the rear with fitted Plantation style shutter.

DINING ROOM:

Areas of wood effect laminate flooring, feature radiator, picture rail, corning, inset spotlights to the ceiling. Cast iron fireplace with wooden mantle and surround. Good space for dining table, chairs and associated furniture. Concertina door that leads to an understairs area - currently used as a study space - with areas of fitted office furniture, areas of fitted shelving and further storage space. Period sash window to the rear with a fitted blind. This is open to:



KITCHEN:

Fitted with a range of painted wall and base units and a complementary work surface. Inset single bowl sink with mixer tap over. Integrated 'Kenwood' electric oven and inset five ring 'Millar' gas hob with feature metro tiled splashback and stainless steel extractor hood over. Space for a freestanding fridge/freezer, dishwasher and washing machine. Wood effect laminate flooring, part wooden panelled walls, feature radiator, inset spotlights to the ceiling, cornicing. Wall mounted 'Worcester' boiler. Good general storage space, areas of fitted shelving. Sash window to the rear garden with fitted roller blind. Partially glazed door to the rear garden. Opaque smaller casement window to the rear.

FIRST FLOOR LANDING:

Recently fitted carpets, inset spotlights to the ceiling. Fitted cupboard housing inset hot water cylinder and areas of shelving. Doorway leading to stairs to the second floor. Doors leading to:

BEDROOM:

Areas of wood effect laminate flooring, radiator, dado rail, cornicing, inset spotlights to the ceiling. Space for a double bed and associated bedroom furniture. Sash window to the rear with fitted blind.

BEDROOM:

Carpeted, radiator, picture rail. Good space for bed and associated bedroom furniture. Sash window to the rear with fitted Roman blind.

FAMILY BATHROOM:

Fitted with a feature wash hand basin with mixer tap over and storage below, panelled bath with mixer tap over and shower attachment, fitted glass shower screen, low level wc. Feature tiled floor, areas of wooden panelling to the walls and further areas of larger metro style tiling, feature radiator. Window to side with Plantation style blind.

BEDROOM:

Carpeted, radiator, cornicing, inset spotlights to the ceiling. Feature cast iron fireplace. Good space for double bed and associated bedroom furniture. Recess area suitable for wardrobes, seating etc. Three sets of casement windows to the front each with fitted blinds.

SECOND FLOOR:**BEDROOM:**

A recently converted room now forming a 4th bedroom for the property. Newly carpeted, doors leading to under eaves storage. Space for double bed and associated bedroom furniture. Two sets of Velux windows each with fitted blinds.

OUTSIDE FRONT:

Essentially a low maintenance front garden set to areas of large paved tiles which form a path between the picket gate and the covered front door and areas of stone chipping with mature shrub plantings. There is a lower level retaining wall and a side gate leading to the rear garden.



OUTSIDE REAR:

Aside gate from the front garden leads to a concrete path with a bin and storage space. There is a raised level of garden principally set to lawn with a lower maintenance tiled seating area and a further raised bed with mature plantings. Further raised decking area used as an evening sun trap. Detached Summerhouse with space for garden furniture etc. A combination of retaining wooden fencing, a large detached shed with electric supply, external tap.

SITUATION:

The property is located on a popular and upmarket road in the St. Johns quarter of Tunbridge Wells. To this end it has excellent proximity not only to a number of highly regarded schools in the immediate locale, but also St. Johns Park and a good mix of independent, retailers and restaurants and two metro style supermarkets on the St. Johns Road. Tunbridge Wells town centre is a little under a mile distant offering a wider range of social, retail and educational facilities to include a number of sports clubs and societies, two theatres and a wide range of retailers and restaurants with independent offerings mostly located between Mount Pleasant and the Pantiles and a wider range of multiple offerings at both the Royal Victoria Place and the out of town North Farm Retail Park. The town has two main line railway stations both offering fast and frequent services to London termini.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01892 511211

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent

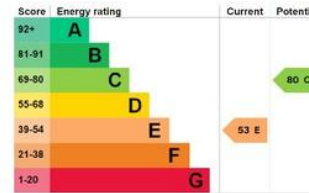


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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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Approx. Gross Internal Area 1171 ft² ... 108.8 m²
(excluding summer house)

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.