



CULVERDEN AVENUE  
TUNBRIDGE WELLS - £785,000



**WOOD & PILCHER**  
Sales, Lettings, Land & New Homes

# 27 Culverden Avenue, Tunbridge Wells, Kent, TN4 9RE

**Entrance Hallway - Lounge With Feature Fireplace - Open Plan Kitchen/Dining Room With Doors To Garden - First Floor Landing - Three Bedrooms - Family Bathroom - Second Floor Landing - Bedroom With Walk In Dressing Room & En Suite Shower Room - Loft Room - Front Garden - Rear Garden With Detached Shed**

Arranged over three storeys and located in a popular and peaceful cul de sac location in the St. Johns quarter of Tunbridge Wells, a four bedroom period property with wealth of character features, high standard of presentation, a good sized principal lounge with fireplace and a further pleasing open plan kitchen/dining area. Of real interest to families may well be the upper floor with its particularly good sized principal bedroom with further en suite facility and a large adjacent dressing room. There is a further room on the upper floor which, subject to the necessary permissions being obtainable, has great potential for further conversion to perhaps a fifth bedroom or a home study. A glance at the attached photographs and floorplan will give an indication as to the flexibility and quality of this proposition. Externally, the house has a lower maintenance courtyard style front garden with a good sized rear garden set principally to lawn, enclosed and with further good areas of paving suitable for outdoor entertaining.

Properties in this location traditionally prove popular with people seeking good access to town, excellent schools and the railway station and to this end we would encourage all interested parties to make an immediate appointment to view.

Access is via a partially glazed door with four inset opaque glass panels and a further opaque glass panel above, leading to:

#### **ENTRANCE HALLWAY:**

Good areas of wood effect flooring, feature coricing, inset spotlights to ceiling, stairs to first floor, radiator inset to decorative cover, generous understairs storage cupboard space. Doors leading to:

#### **LOUNGE:**

Bay window to the front comprise of four sets of double glazed windows with further Georgian style double glazed windows over and fitted Roman blinds. Feature cast iron fireplace with wooden mantle and with fitted cupboards and shelving to either side of the original chimney breast. Carpeted, radiator, dado rail, feature coricing, textured ceiling various media points. Good space for lounge furniture and for entertaining.

#### **OPEN PLAN KITCHEN/DINING ROOM:**

**Dining Area:** Feature tiled floor, radiator, feature ceiling rose, feature coricing. Cast iron fireplace with tiled slips and mantle. Space for dining table, chairs and associated furniture. Double glazed window to the rear and double glazed patio doors to the rear with further double glazed panels to either side and above. Wall mounted 'Worcester' boiler inset to wall cupboard with further storage areas with space for wine, space for a wine fridge and with wood block work surface over. This is open to:



**Kitchen:** Fitted with a wall and base units and a complementary wood block work surface. Butler sink with mixer tap over. Integrated washing machine and dishwasher. Space for gas Range cooker with feature tiled splashback, extractor hood and spotlights over and fitted cupboards to either side. Space for a large freestanding fridge/freezer. Feature tiled floor. Good general storage space. Partially glazed door with two inset opaque panels to the side. Four double glazed windows to the side (two opaque).

**FIRST FLOOR LANDING:**

Carpeted, stairs returning to the second floor. Door leading to:

**BEDROOM:**

Carpeted, radiator, feature cornicing. Space for double bed and associated bedroom furniture. Two sets of double glazed windows to the rear each with fitted blinds.

**FAMILY BATHROOM:**

Fitted with a low level wc, pedestal wash hand basin, panelled bath with taps over, fitted glass shower screen and single shower head over. Feature tiled floor, part tiled walls, radiator, picture rail, wall mounted electric shaver point, inset spotlights to the ceiling. Opaque double glazed window to the side.

**BEDROOM:**

Carpeted, radiator, comicing. Good space for bed and associated bedroom furniture. Double glazed windows to the side with fitted Roman blind.

**BEDROOM:**

Carpeted, radiator, feature cornicing, TV point. Feature cast iron fireplace with tiled s lips. Excellent space for a large double bed and associated bedroom furniture. Double glazed window to the front with Georgian style double glazed window over and fitted Roman blind and a shallow bay window to the front comprised of double glazed panels with Georgian style double glazed panels over with fitted Roman blind.

**SECOND FLOOR LANDING:**

Carpeted. Doors leading to:

**BEDROOM:**

Carpeted, radiator, inset spotlights to the ceiling. Space for large bed and associated bedroom furniture. Two sets of double glazed windows to the side with fitted Roman blinds. Door to a good sized walk in dressing room and further door to an ensuite shower room.

**WALK IN DRESSING ROOM:**

Of a good size, carpeted, radiator, sloping ceilings, double glazed Velux window to the side. Doors to under eaves storage. Excellent space for storage and for large wardrobes etc.

**EN-SUITE SHOWER ROOM:**

Fitted with a low level wc, fitted corner shower cubicle with glass screen and two shower heads, feature wash hand basin with mixer tap and storage below. Feature tiled floor, tiled walls, feature radiator, wall mounted mirror, wall mounted electric light, wall mounted extractor fan. Opaque double glazed window to the side

**LOFT ROOM:**

Carpeted, radiator, areas of sloping ceiling, inset spotlights to the ceiling, under eaves storage.



### OUTSIDE FRONT:

Essentially a low maintenance front garden with a concrete path leading to the pavement with brick pillars and low level raised walls essentially set to areas of slate chippings and with a covered doorway. A bricked path leads to the side with good storage space for bins etc. External tap. Side door leading to the rear garden.

### OUTSIDE REAR:

Accessed either from the side or from the kitchen/dining room. A low maintenance patio area set to paving stones with two steps leading down to a larger low maintenance patio area suitable for garden furniture and for entertaining. The remainder of the garden is set principally to lawn with retaining wooden fencing and with raised beds adjacent to the fencing with good plantings of shrubs and small trees affording additional privacy to the garden. A path leads to a detached shed at the rear as well as a further low maintenance space.

### 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 station 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

### AGENTS NOTE:

Subject to the necessary permissions being obtainable we consider there is excellent potential for conversion of the loft room to a further bedroom.

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 contained. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Denotes restricted head height

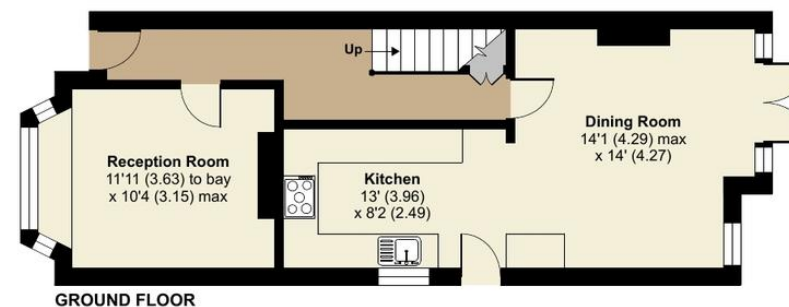
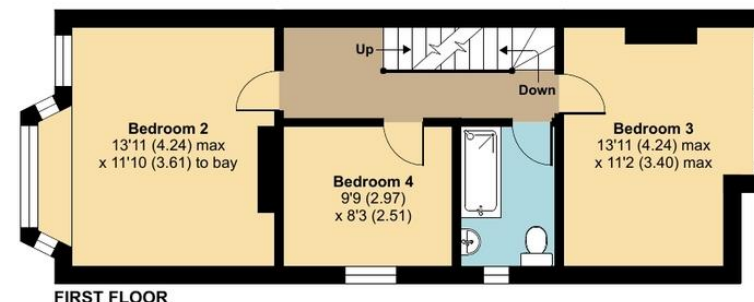
## Culverden Avenue, Tunbridge Wells, TN4

Approximate Area = 1525 sq ft / 141.7 sq m

Limited Use Area(s) = 31 sq ft / 2.9 sq m

Total = 1556 sq ft / 144.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2023. Produced for Wood & Pilcher. REF: 1025260