

33 Culverden Park Road, Tunbridge Wells





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Classically Elegant 4-Bedroom Family Home

Accommodation Summary

- Victorian semi-detached house
 - 3 bedrooms
 - Elegant reception room
- Bespoke kitchen/dining room
 - Modern bathroom
- Sunny courtyard garden
 - Period details
- Sought after St Johns location
- Moments from a range of popular schools
- Less than a mile from mainline station



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Oozing Victorian charm this immaculate family home has been sensitively modernised by its current owners to deliver a family friendly contemporary style of living.

The partially glazed entrance door casts light across the entrance hallway's traditional tiling and warm wooden flooring.

To your left is a beautiful reception room with high ceilings and period detail. Light pours into the room from the generous front aspect window with stylish wooden shutters offering homely privacy as you curl up in front of the handsome fireplace.

Returning to the hallway at the rear, you arrive in the wonderful open plan kitchen and dining room. This stylish kitchen has plenty of storage, fitted units and integrated appliances whilst the dining area's wall of bespoke cabinetry adds practical style. The spacious layout is ideal for family life and there is plenty of entertaining space too.

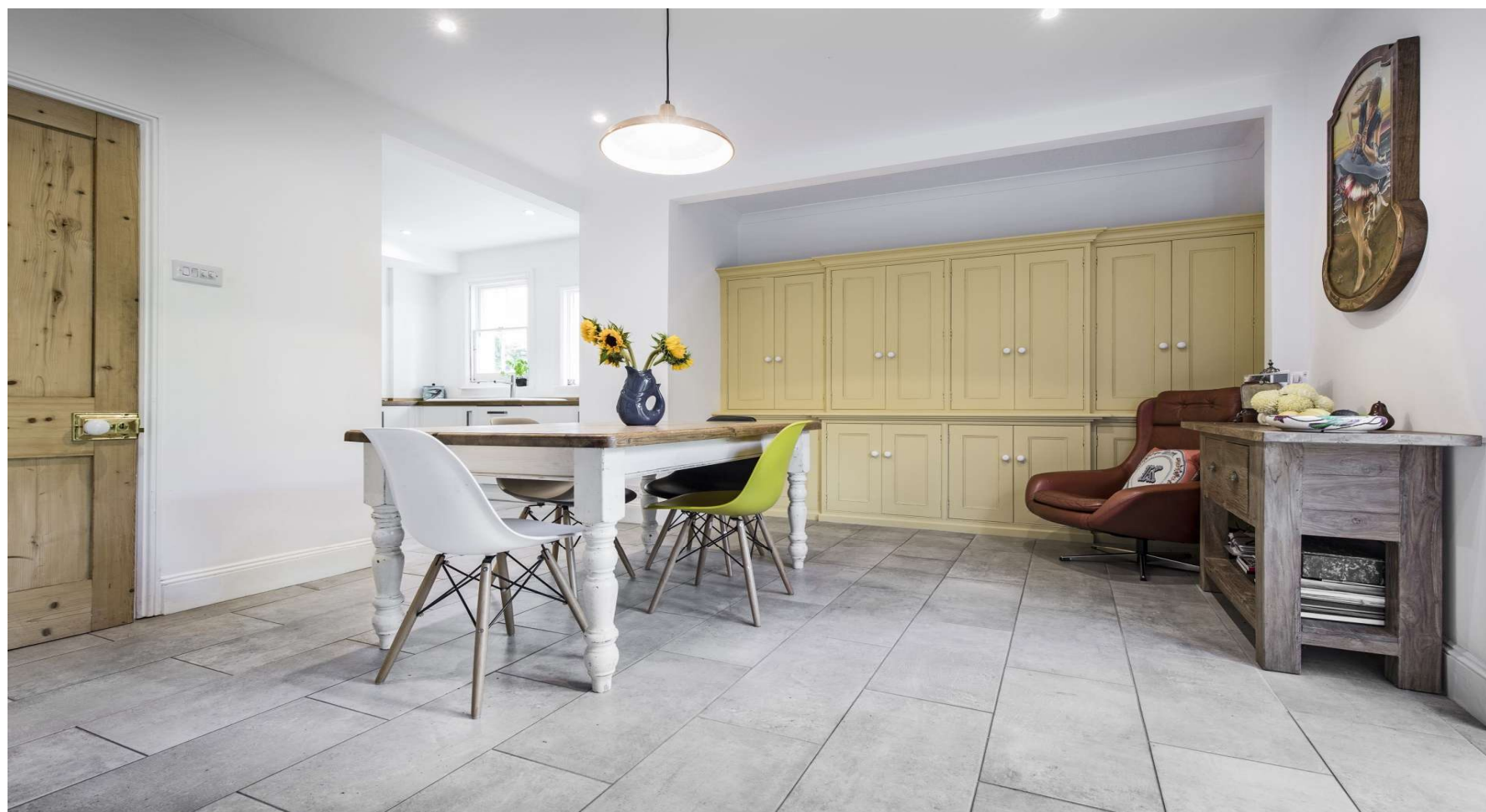
Climbing the stairs to the first floor's bright landing with two large bedrooms leading off it, the first with fitted wardrobes and a period fireplace. The third bedroom has its own period fireplace and is currently set up as an opulent dressing space.

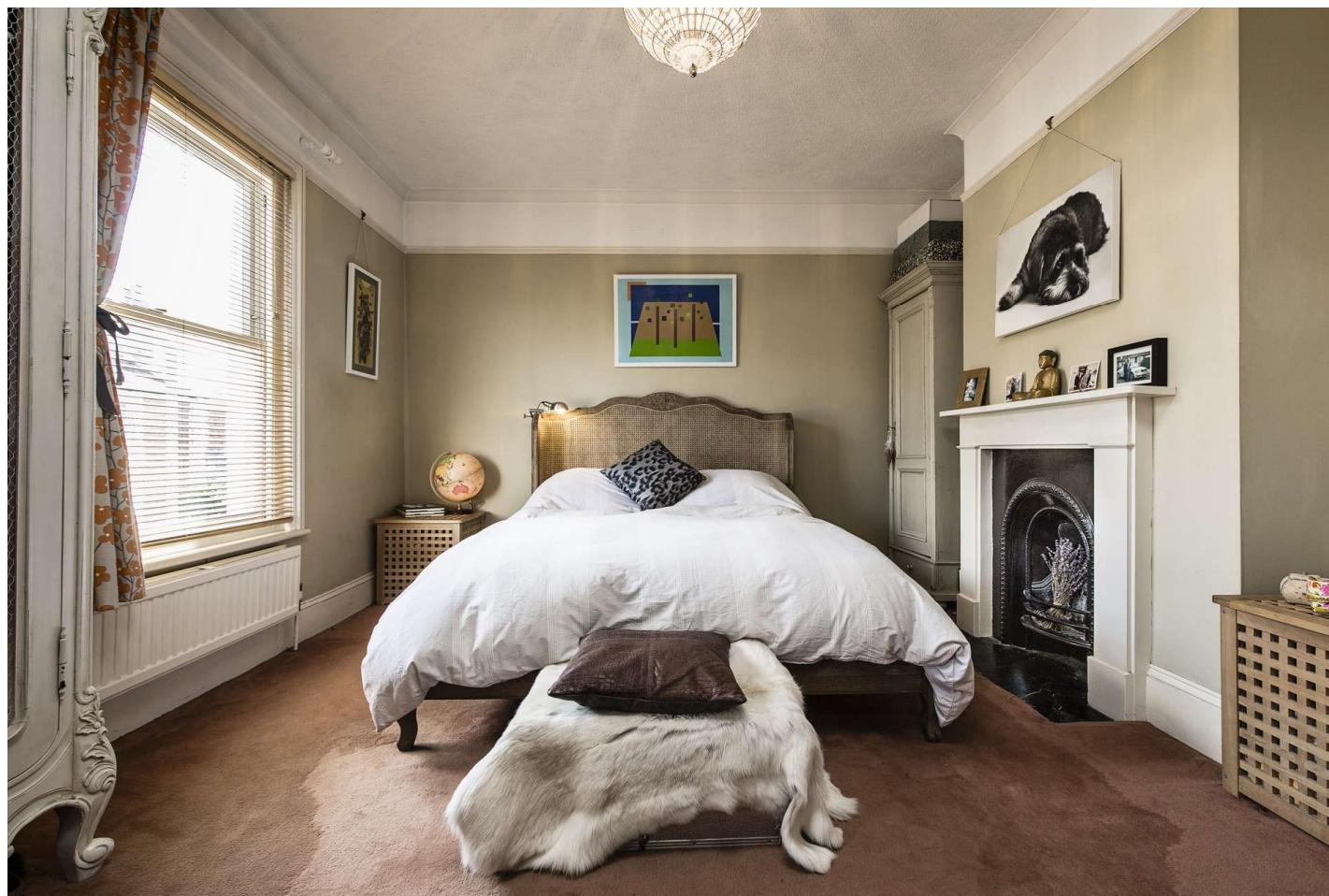
A large recently modernised bathroom fitted with impeccable taste with a rain shower over its P shaped bath completes the floor.

The second floor has a loft room with excellent eaves storage space, perfect for a teenager's den, guest room or home office.

The rear courtyard garden, with its tiered terraces and high hedging affording great privacy makes it a wonderful sunny retreat with plenty of space for alfresco dining.

Arranged over three floors, this beautiful property is tastefully and lovingly presented throughout and with local shops, transport links and first-class schools on its doorstep, it is perfect for families with professional needs. A must see!





Covered entrance storm porch to opaque glass part glazed entrance door with glazed top light panel above, which opens to:

Entrance Hall with part tiled and part wooden flooring, under stairs storage cupboard and doors to:

Living Room: front aspect window overlooking the street with fitted plantation shutters, open brick fireplace with granite hearth and inset wood burning stove, alcove book shelves and radiator with decorative cover.

Kitchen/Dining Room: rear aspect French windows with direct access to the courtyard garden, tiled flooring, wall of bespoke dresser style cupboards with internal shelving, fitted alcove larder cupboard with extending shelving and opening in chimney breast. The kitchen area has side aspect windows, space for large range oven, extractor hood, integrated dishwasher, integrated fridge/freezer, 1 ½ bowl sink with mixer tap and drainer and space and plumbing for washing machine. The kitchen has plenty of wooden work surfaces, a good selection of white eye and base level units, open wooden shelving and tiled flooring.

Stairs up to first floor landing with doors to:

Bedroom 1: front aspect window with views of the street, fitted wardrobes with hanging rails and internal and open shelving, period fireplace with wooden mantle and cast iron insert and radiator.

Bathroom: side aspect opaque patterned window, panel enclosed P shaped bath with rainfall shower head over, hand held shower attachment and curved glass shower screen, wall hung wash basin with mixer tap, wall hung glazed storage cupboard with internal shelving, concealed cistern WC, heated towel rail, part tiled walls and oak flooring, period fireplace with wooden mantle and cast iron insert, airing cupboard housing the water cylinder with shelving for linen and radiator.

Bedroom 2: rear aspect window with views of the garden and radiator.

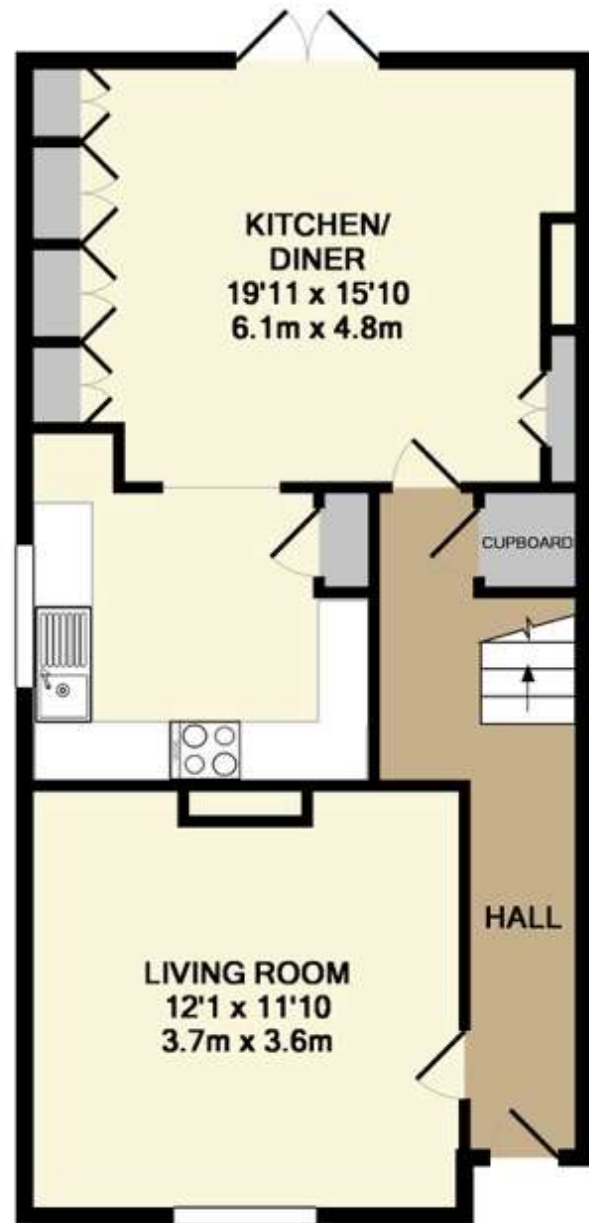
Bedroom 3: rear aspect window overlooking the garden, period fireplace with wooden mantle and cast iron insert and radiator.

Stairs up to second floor with door to:

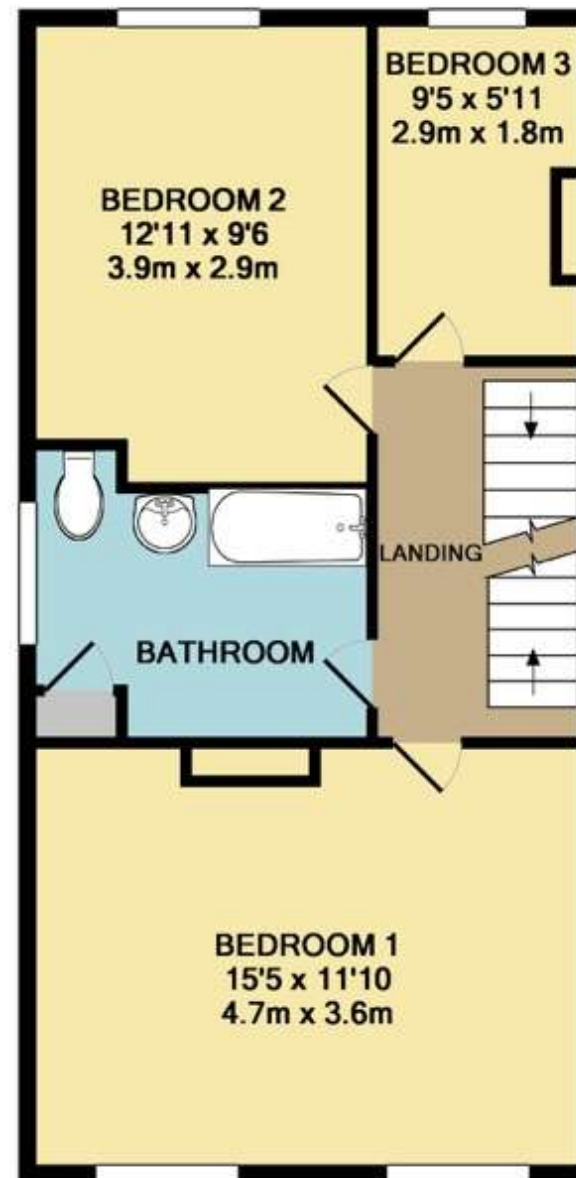
Loft Room: front aspect window, side aspect Velux window, eaves storage and radiator.

Outside: To the front is a tiled path leading up to the front door with a low brick perimeter wall to the side with an area of gravel set behind and in front of the living room window. There is rear garden access to the side through a wooden gate with space behind for bins. To the rear the courtyard garden is arranged on a number of tiered levels with a paved patio area, perimeter wooden fencing with high hedging and shrubbery borders and a wooden shed covered in Virginia creepers.

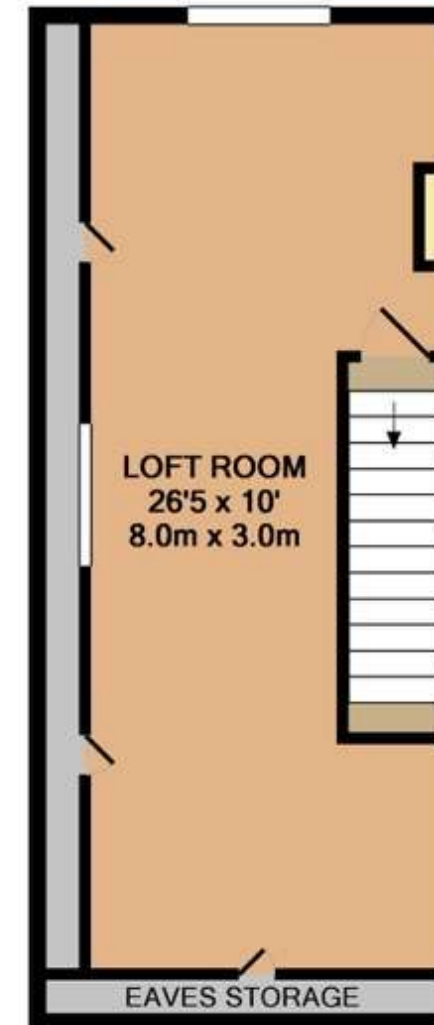




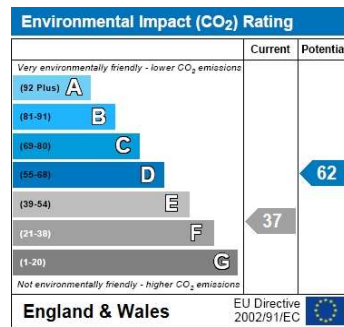
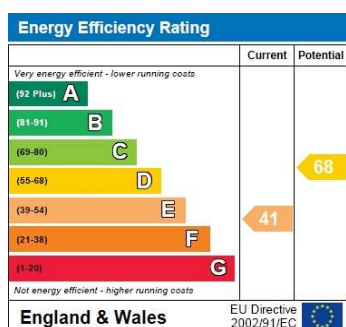
GROUND FLOOR
APPROX. FLOOR
AREA 484 SQ.FT.
(45.0 SQ.M.)



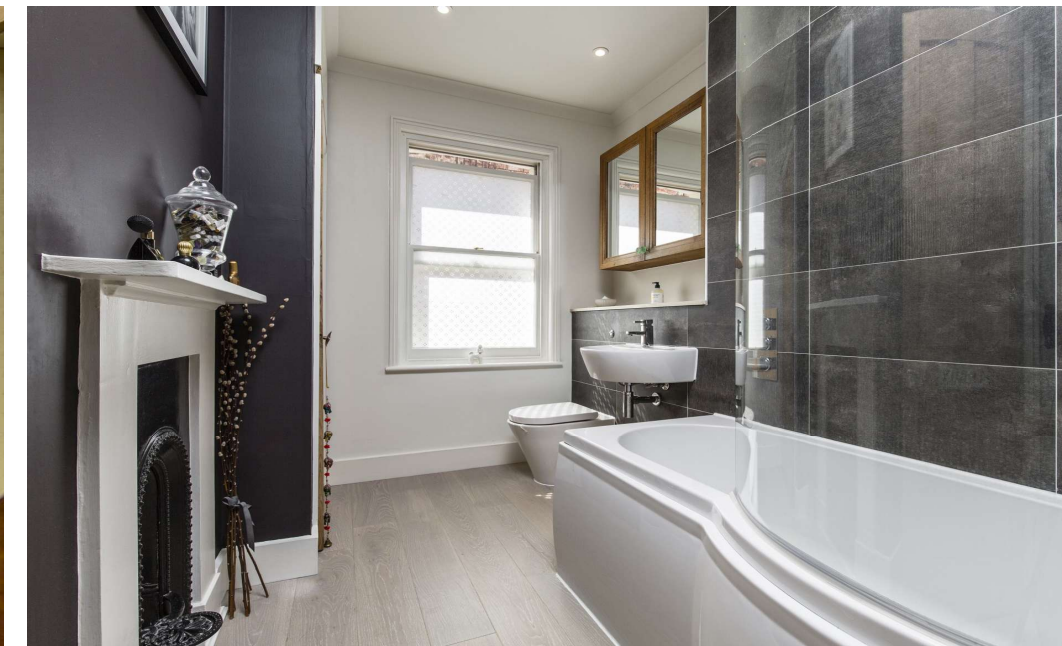
1ST FLOOR
APPROX. FLOOR
AREA 489 SQ.FT.
(45.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 313 SQ.FT.
(29.0 SQ.M.)



TOTAL APPROX. FLOOR AREA 1286 SQ.FT. (119.4 SQ.M.)
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General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£1,992)

EPC: E (41)

AREA INFORMATION:

Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern day shopping, entertaining and recreational facilities.

As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought after area for property owners.

The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains.

Excellent local primary schools such as Holmewood House and Claremont School sit alongside the highly regarded and sought after girls` and boys` grammar schools. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice.

Recreational amenities such as Dunorlan and Grosvenor Parks, Calverly Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

With its two stations, Tunbridge Wells and High Brooms, Tunbridge Wells is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50-minute journey times or less.

Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.

