

69 Culverden Park Road, Tunbridge Wells







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*Pretty Period 4-Bedroom Family Home*

## **Accommodation Summary**

- Victorian semi-detached house
  - 4 double bedrooms
  - Living/dining room
    - Kitchen
  - Study/family room
  - Modern bathroom
- Rear garden, cellar and store room
  - Development potential
- Less than a mile from mainline station
  - Sought after St Johns area



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This semi-detached period house sits in the popular St John's area and is just a short walk from local shops, restaurants, sought after schools and excellent transport links.

Set back from the road by a low brick wall, a smart exterior of red brick, traditional pitched canopied porch and vibrant blue door entices you in.

First on the right, through the bright hallway with its useful guest cloakroom, is the beautiful double reception room. The elegant living space at the front of the house has a handsome square window exposing street views while the stone surround gas fire offers a welcoming warmth in the colder months. The well-defined dining space behind is flooded with natural light from its window while an open hearth provides the perfect place for an additional cosy fire.

Returning to the hallway, through the lobby/utility area to the rear is the kitchen which is bright and cheerful with plenty of cream units and warm wooden counter tops. There is space for a large range oven, dishwasher and fridge/freezer while the butler sink is conveniently placed under the window. The room feels very light and stairs to the side lead you down into the study/family room below with rear garden access.

The lower ground room could, depending on your needs, be either a home office, snug or kids playroom and with doors opening into a large cellar and store room it is a very versatile space with options for development.

Climbing the stairs to the first floor there are two bedrooms with the large master bedroom being bathed in light from its two front aspect windows. Both have high ceilings and are decorated in soothing tones whilst bedroom one has two deep storage areas with hanging rails.

The modern bathroom with contemporary tiles and a sumptuous claw foot roll top bath with a ceiling mounted rainwater shower head add a touch of vintage inspired glamour.

Up a further flight of stairs to the second floor, two double bedrooms either side of the split landing are flooded in light from their windows, the larger of the two being double aspect.

Outside, a lovely low maintenance garden is accessed via the street or directly from the study/family room. It is fully enclosed by walls and close boarded fencing making it a safe sanctuary for kids and pets. A decked area offers a defined alfresco dining area perfect for evening entertainment with an area of lawn and a lush green backdrop of trees ensuring a high level of privacy.

This fabulous period home offers flexible living space whilst providing tranquil privacy in a central location. It also offers development opportunities making it a must see!







Covered entrance porch to part opaque glazed entrance door with top light window, which opens to:

Entrance Hallway with under stairs storage cupboard and doors to:

**Cloakroom:** side aspect opaque double glazed window, concealed cistern WC, wall hung wash hand basin and tiled flooring.

**Living/Dining Room:** 27' 6" x 10' 4" front and rear aspect double glazed windows, part opaque, open recess hearth, wooden flooring, cast iron radiators, fitted mid height alcove cupboard housing fuse box, wall shelving, gas fire with stone surround and hearth.

**Lobby/Utility Area:** tiled flooring, space and plumbing for appliances, storage and side aspect part opaque glazed door to side return, radiator and opening into:

**Kitchen:** 13' 4" x 8' 1" rear aspect window, space for range oven, extractor fan, ceramic butler sink with mixer tap over, space and plumbing for dishwasher, space for fridge/freezer, wooden effect laminate flooring and tiled splash back. The kitchen has plenty of wooden worktop space and a good selection of eye and base level units.

Stairs down to lower ground floor and:

**Study/Family Room:** 13' 4" x 7' 4" rear aspect windows, part glazed door opening into garden, wooden flooring, radiator and doors into store room (13' 4" x 5' 1") and cellar (13' 3" x 7' 4").

Stairs up to first floor landing with side aspect double glazed window, airing cupboard housing the boiler with shelving for linen and doors opening into:

**Bedroom 1:** 13' 5" x 11' 6" Front aspect double glazed windows with views of the street, deep over stairs storage cupboard with hanging rail, open recess under stairs storage space with hanging rail, wooden flooring and radiator.

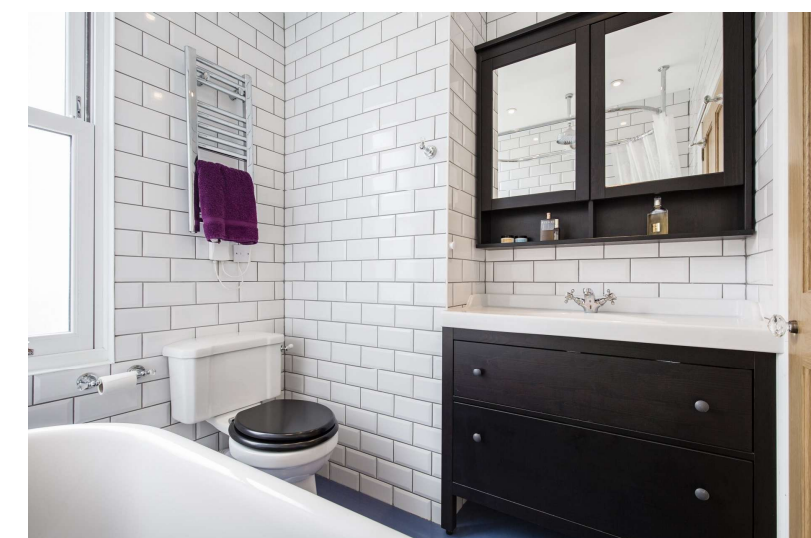
**Bathroom:** rear aspect opaque double glazed window, claw foot roll top bath with ceiling mounted rainwater shower head over and hand held shower attachment, wash hand basin with mixer tap inset in vanity unit with drawers below, low level WC, heated towel rail and tiled walls and floor.

**Bedroom 2:** 10' 4" x 8' 9" rear aspect double glazed window with views of the garden, cast iron feature fireplace, wooden flooring and radiator.

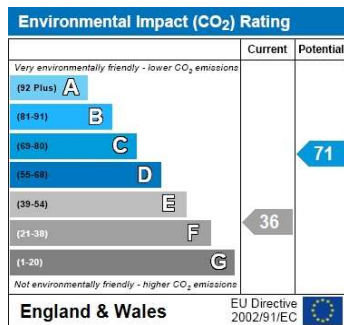
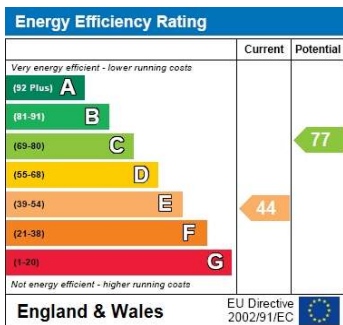
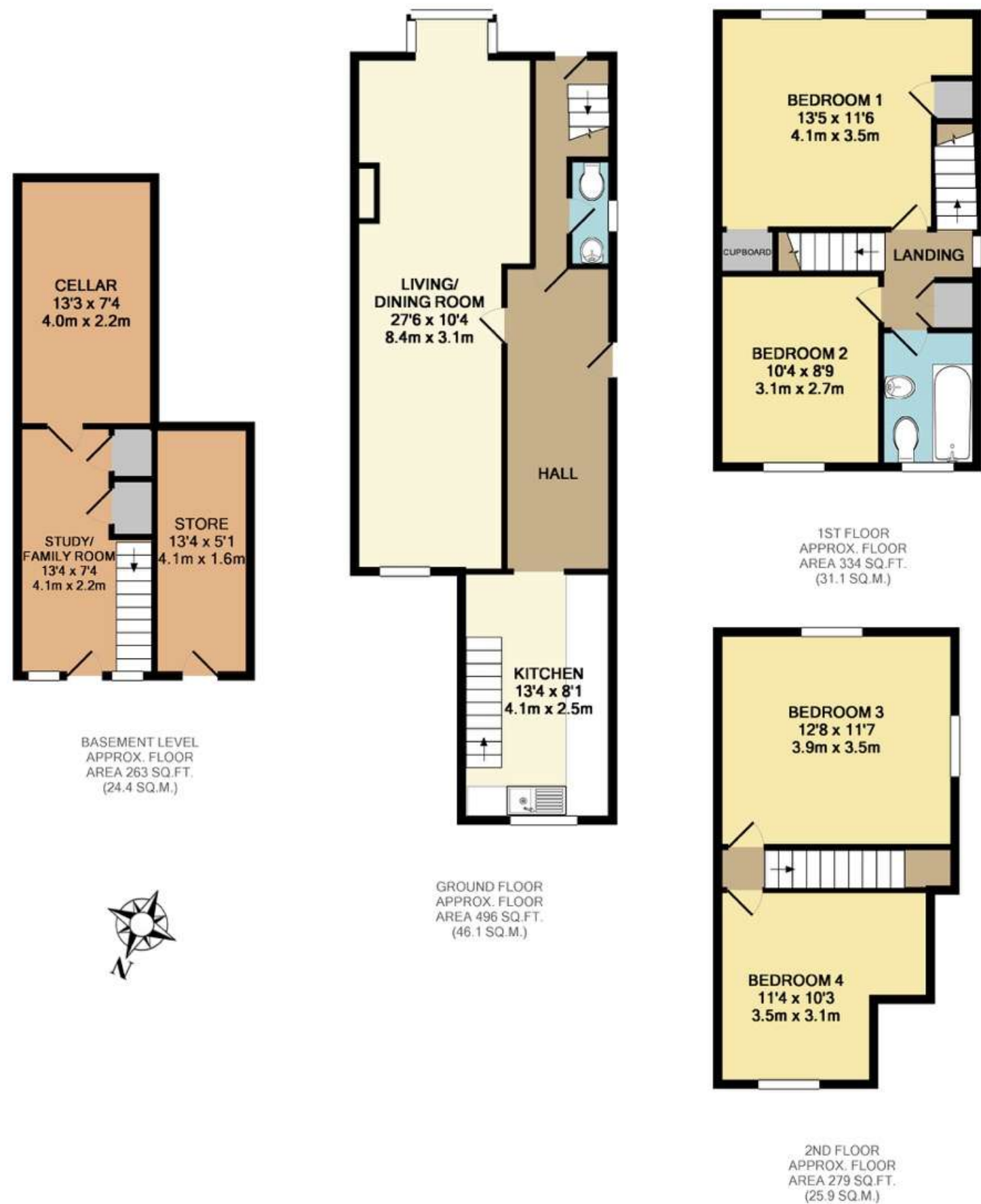
Stairs up to second floor split level landing with doors to:

**Bedroom 3:** 12' 8" x 11' 7" front and side aspect double glazed windows, ceiling loft access hatch and radiators.

**Bedroom 4:** 11' 4" x 10' 3" rear aspect double glazed window, wooden effect laminate flooring, eaves storage and radiator.











**Outside:** To the front is a low brick wall with decorative pebbles behind, a wooden gate with hard surface pathway to the front door and side return with space for bin storage and wooden gate to the garden behind. To the rear the garden is south west facing and fully enclosed by brick walls and close boarded fencing with some climbing plants and is laid to lawn with a decked area for outside dining.

**General:**

Tenure: Freehold  
Local authority: Tunbridge Wells Borough Council  
Council tax: Band D (£1,709) / EPC: E (44)

**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 St John's Church of England Primary 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, such as the Bennett Memorial Diocesan School and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice. Recreational amenities such as the St John's Recreational Ground, 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.





