

# 31 Exchange Mews, Culverden Park Road, Tunbridge Wells









# 31 Exchange Mews, Culverden Park Road, Tunbridge Wells TN4 9RQ

*Immaculate Stylish 3-Bedroom House*

## **Accommodation Summary**

- Mews town house
- 3 bedrooms, 1 en-suite
  - Living room
  - Kitchen/dining room
  - Modern bathroom
- Balcony and landscaped garden
  - Off street parking
- Integral garage with utility space
  - Sought after St Johns area
- Approximately 1 mile from mainline station



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Peacefully tucked away on an exclusive cul-de-sac, this smart mews town house is also a stone's throw from excellent schools, superb transport links and the town centre's shops and restaurants.

The home's cream painted exterior blends perfectly with the contemporary cast iron balcony, glossy blue doors and leafy surroundings.

A block brick driveway fronts the garage, a neat hedge to the side drawing you up the pathway to the covered entrance door.

The bright welcoming hallway, with views to the garden at the rear, has a useful guest cloakroom and access into the integral garage with utility space.

Returning to the hallway, to the rear is the fabulous kitchen/dining room. Bespoke cream cabinetry contrasts beautifully with the warm wooden effect flooring and the gleaming black granite work surfaces. The fridge/freezer and Smeg dishwasher have been integrated and there is room for a range oven. The dimensions of the space cleverly define a dining area to be seated at a large table whilst two sets of French windows extend the living space onto the garden terrace in the warmer months.

Climbing the stairs to the first floor and to the front, is the elegant living room. French windows to the front open onto a balcony and flood the room with light.

Next door is the modern bathroom with a shower over the bath, heated towel rail and contemporary tiles creating a soothing bathing experience.

The bedroom at the back is a generous sized double, its shuttered windows deliver glorious garden views.

Up a further flight of stairs to the second floor are two double bedrooms. The front master bedroom has a modern en-suite and a fitted wardrobe making it a restful retreat.

Outside the garden is mostly laid to lawn with mature stocked flower beds bordered on all sides by close boarded fencing. It is fully enclosed offering a sanctuary for children and pets whilst a sandstone paved terrace, accessed directly from the kitchen, makes it perfect for summer entertaining. There is a gate for bin access.

This immaculate home delivers a family friendly contemporary style of living in a central location. A must see!

**Covered porch with storage cupboard leading to part glazed entrance door opening into:**

Entrance Hall: top light, deep under stair storage cupboard, wooden effect flooring, radiator with painted decorative cover and doors opening into:







**Cloakroom:** low level WC, wall hung wash hand basin with mixer tap, wooden effect flooring and radiator.

**Garage:** 8'2 x 17'2 up and over front aspect door, lighting and electricity, utility counter top with under counter space and plumbing for appliances, space for additional appliances and storage.

**Kitchen/Dining Room:** 15'4 x 14 rear aspect French windows, wooden effect flooring, radiator, granite counter tops, eye and base level units, wall cupboard housing the boiler, space for range oven, stainless steel extractor, integrated fridge/freezer, integrated Smeg dishwasher, sink with mixer tap and drainer, tiled splashback and under unit lighting.

**Stairs up to first floor landing with radiator with painted decorative cover and doors opening into:**

**Living Room:** 15'3 x 15'2 front aspect double glazed window, front aspect French windows opening onto sit on enclosed balcony, radiators, one in painted decorative cover.

**Bathroom:** tiled flooring, heated towel rail, panel enclosed bath with mixer tap and wall mounted shower attachment and glass bath screen, wall hung wash hand basin with mixer tap, low-level WC and part tiled walls.

**Bedroom 1:** 15'4 x 9'10 rear aspect double glazed windows with plantation shutters and radiator.

**Stairs up to second floor landing with radiator in painted decorative cover, ceiling loft access hatch, airing cupboard with shelving for linen and housing the water cylinder and doors opening into:**

**Bedroom 2:** 13 x 11'2 front aspect double glazed windows, fitted double wardrobe with hanging rail and shelf and radiator:

**En-suite:** wall hung wash hand basin with mixer tap, double shower enclosure with wall mounted shower attachment, low level WC, heated towel rail, part tiled walls and tiled flooring.

**Bedroom 3:** 15'4 x 7'5 rear aspect double glazed windows and radiator in painted decorative cover.

**Outside:** there are areas of communal garden and pathways surrounding the property's road where the property is fronted by a block brick driveway with parking for one car, a low hedge to the side and a paved pathway that leads to the front entrance door with a storage cupboard. To the rear is a sandstone paved terrace leading to an area of lawn, with mature stocked flower beds. It is fully enclosed on all sides by close boarded fencing with a rear gate for bin access.

**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

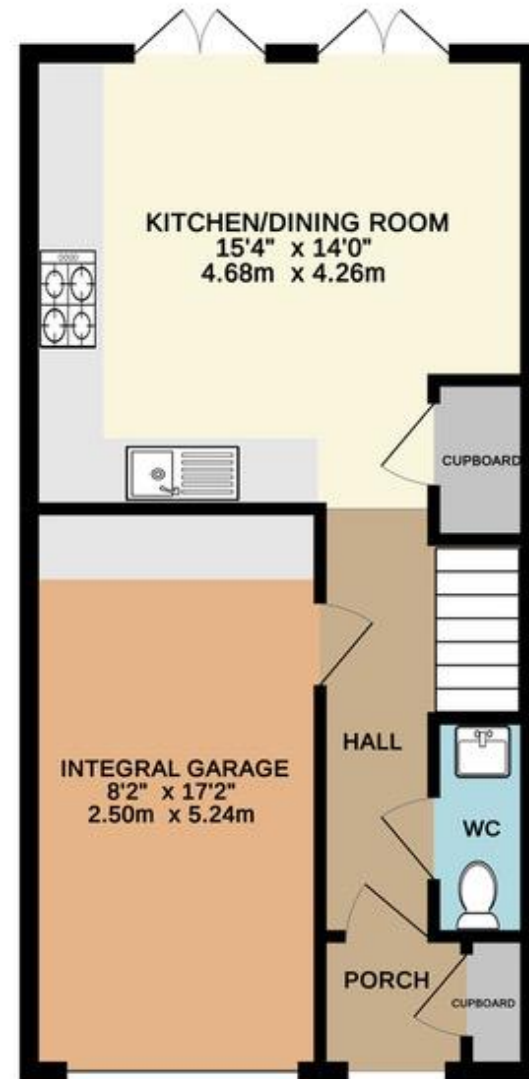
Service Charge for communal maintenance: £400.00 P/A

Council tax: Band F (£2,607.00) / EPC: C (75)





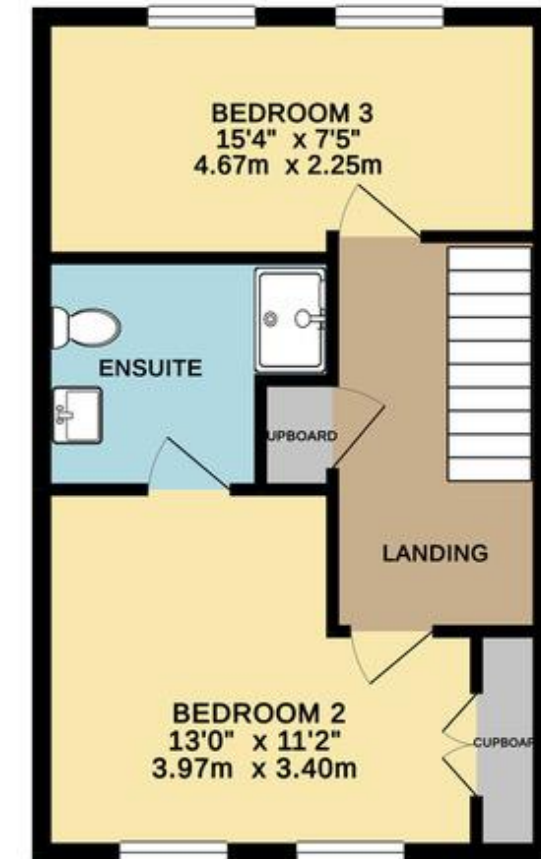
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		75	87
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		73	86
EU Directive 2002/91/EC			



TOTAL FLOOR AREA : 1372sq. ft. ( 127.5 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### AREA INFORMATION: Tunbridge Wells, Kent

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, Calverley 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.

