

14 Culverden Park Road, Tunbridge Wells





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Perfectly positioned 3-bedroom period house

Accommodation Summary

- Semi-detached Victorian house
 - 3 double bedrooms
 - Living room
 - Family/Dining room
 - Kitchen
 - Bathroom
 - Courtyard garden
- Catchment area for sought after schools
 - 0.9 miles from mainline station
 - Chain free



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This semi-detached Victorian home is a short walk from St John's recreational ground, local shops, restaurants, sought after schools and excellent transport links.

With a double bay fronted exterior, this home is set back from the road by a low wall and is entered through a part glazed entrance door, neatly placed at the side.

Stepping inside, the double aspect family/dining room is bright and spacious and conveniently placed next to the kitchen. It has plenty of room for a table and chairs and given its generous size, offers great living and entertaining space.

Opening to the rear is the kitchen, its open plan aspect to the dining room enabling you to chat to family and friends as you prepare dinner. There are plenty of units, topped with contrasting work surfaces, providing storage and housing the integrated appliances. French doors at the back open into the garden and the sink is placed under the window.

The living room at the front is a very welcoming space. A bay window overlooking the street floods the room with light and fitted open bookshelves frame the chimney breast and provide useful storage space. A period fireplace adds character and warmth in the colder months.

Climbing the stairs to the first floor there are two bedrooms, both generous doubles. The larger bedroom at the front extends the width of the house and its graceful proportions and bay window give a very tranquil feeling.

There is a modern bathroom with a tiled panel enclosed bath and shower cubicle, with an additional cloakroom along the hallway.

A further set of stairs lead up to the second floor and the third double bedroom. It is wonderfully bright with double aspect light and a fitted open storage unit.

Outside this fantastic home has the advantage of a low maintenance rear paved garden that is a safe sanctuary for children and pets, with a tree and stocked flower beds. There is space for bin storage and street access too.

This fabulous period home with its spacious rooms and perfect location is a must see!





Part opaque glazed entrance door with opaque glazed top light window, which opens into:

Family/Dining Room: 16 x 12'10 side and rear aspect windows, fitted under stair storage cupboards, radiators and opening into:

Kitchen: 12'10 x 8'2 side aspect window, rear aspect French doors opening into the garden, tiled flooring, and radiator. The kitchen has plenty of worktop space, a good selection of eye and base level units with an integrated Bosch microwave, integrated double Hotpoint ovens, 4 ring gas hob, Neff extractor hood, integrated fridge/freezer, space and plumbing for a dishwasher, space and plumbing for a washing machine, and 1 ¾ sink with mixer tap.

Living Room: 13'5 x 12'10 front aspect bay window, period fireplace with painted mantle, tiled surround and hearth, fitted alcove open shelving and radiator.

Stairs up to first floor landing with side aspect internal window, rear aspect window, ceiling loft access hatch, radiator and doors opening into:

Bedroom 1: 13'5 x 12'10 front aspect bay window, fitted alcove storage unit with open shelving and hanging rail, feature fireplace with painted mantle, ceiling loft access hatch and radiator.

Cloakroom: side aspect window, low level WC, corner wall hung wash hand basin with mixer tap, and tiled flooring.



Bathroom: side aspect double glazed window, tiled panel enclosed bath with wall mounted mixer tap, shower cubicle with wall mounted shower attachment, vanity unit with open glass shelf and wash hand basin with mixer tap, low-level WC, heated towel rails, fitted storage cupboard, part tiled walls and tiled flooring.

Bedroom 2: 12'10 x 8'2 rear aspect window, and radiator.

Stairs up to second floor and opening into:

Bedroom 3: 12'10 x 11'9 side aspect double glazed window, front aspect Velux windows, fitted storage unit with open hanging rail and shelving, and radiator.

Outside: To the front is a low wall with a metal gate opening onto a paved pathway leading to the side entrance door with a wooden gate for rear garden access. There is a decorative gravelled area to the front of the house. The rear garden is accessed via the kitchen and is paved with some perimeter stocked flower beds and a tree. It is fully enclosed by a mix of brick wall and fenced perimeters and there is space for bin storage.

General:

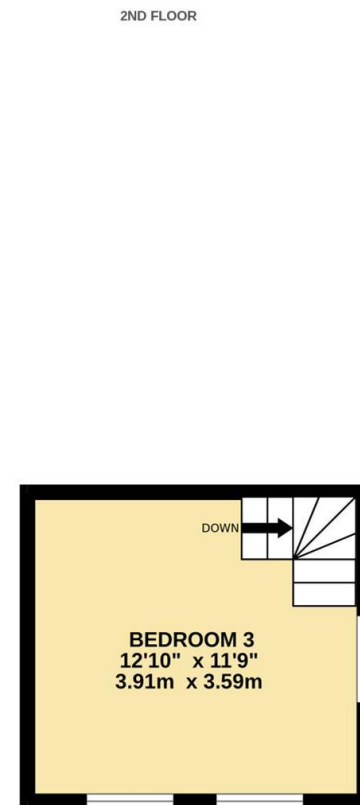
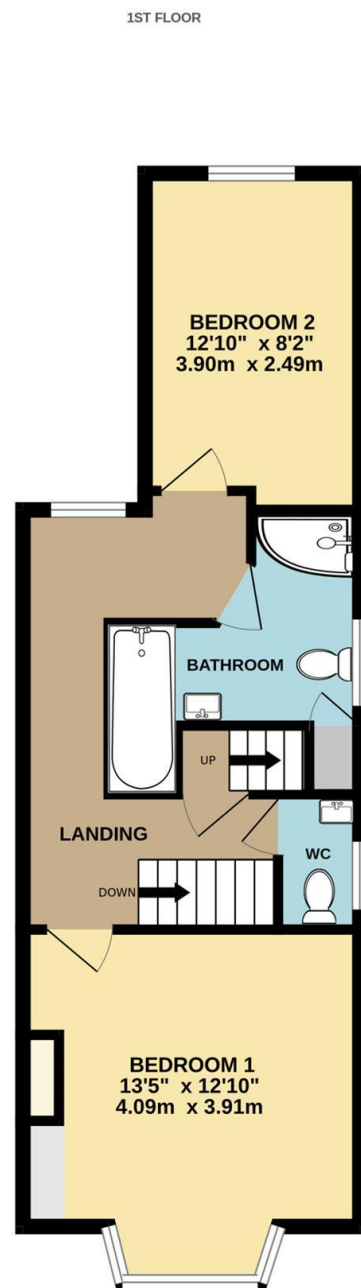
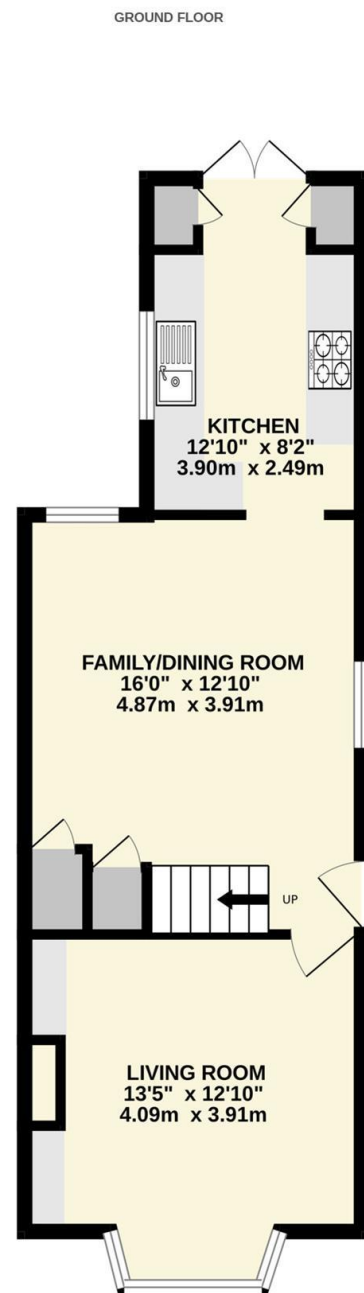
Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£2,135.00)

EPC: D (55)





APPROX TOTAL AREA 1085 SQ.FT / 101 SQ.M

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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.



