

25 Culverden Park Road, Tunbridge Wells





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Stylish 4 bedroom town house with driveway and garage in sought after development

Accommodation Summary

- Mews town house
- 3/4 bedrooms, 2 en-suite
- Kitchen/dining room
- Living room
- Family room/4th bedroom
- 3 bathrooms
- Balcony and garden
- Off street parking and garage
- Sought after St John's location
- Approximately 1 mile from mainline station



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Set on a private 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.

A block brick driveway fronts its detached garage sat neatly to the side with pedestrian access into the rear garden, as well as the gated access to the side.

Arranged over three floors this superb home has a flexible layout, ideal for family life.

Stepping inside the hallway's warm wooden flooring welcomes you in, with a useful guest cloakroom to the side.

First on the right is the spacious living room which is flooded with light from its large front window. It has ample room for family sofas and there is a fitted media unit on one wall, with low level cupboards and open shelving providing ample storage.

At the rear is the stylish kitchen/dining room with two sets of French doors providing views of the garden as you dine.

Bespoke Harvey Jones cabinetry wraps around the room housing the integrated appliances and providing plenty of storage with pan drawers with internal drawers, pull out larder cupboard and bins. There is a utility cupboard with stacking space for appliances and an under-stair cupboard, to keep the space clutter free.

Climbing the stairs to the first floor and to the front, is a graceful second reception room, or a fourth bedroom, depending on your family needs. Two sets of French windows to the front open onto a sit on balcony.

Behind is bedroom two, a generous double with en-suite access into the next door bathroom which is also accessed from the landing and has a shower over the bath.

Up a further flight of stairs to the second floor there are two double bedrooms, both with fitted wardrobes.

The principal bedroom to the front benefits from an en-suite shower room.

Outside the lush green garden has a lawned area bordered on all sides by close boarded fencing and hedging. It is fully enclosed offering a safe sanctuary for children and pets with a paved terrace at the back of the house, perfect for summer dining.

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





Living Room: front aspect double glazed windows, tiled flooring, radiator.

Cloakroom: side aspect opaque double glazed window, low level WC, wall hung wash hand basin with mixer tap, fitted cupboard, radiator.

Kitchen/Dining Room: two sets of rear aspect French doors with top light windows above, wooden flooring, radiator, counter tops, Harvey Jones bespoke cupboards with pan drawers with internal drawers, pull out larder cupboard, utility cupboard with shelving and space and plumbing for appliances, pull out bins, integrated fridge/freezer, space for range oven, stainless steel extractor, integrated Siemens dishwasher, sink with mixer tap, countertops, under stair cupboard housing the boiler with hanging space for coats.

First Floor:

Family Room/Bedroom 4: front aspect French doors, with top light windows above, opening onto the sit on balcony, radiators.

Bedroom 2: rear aspect double glazed window, sliding door wardrobes with drawers, hanging rail, shelves, double hanging rails, en-suite access into the bathroom, radiator.

Bathroom: rear aspect opaque double glazed window, wooden panel enclosed bath with glazed folding shower screen, wall mounted shower attachment, mixer tap, wall hung wash hand basin with mixer tap, low level WC, part tiled walls, tile effect flooring.



Second Floor:

Bedroom 1: front aspect double glazed windows, fitted wardrobe with hanging rail, shelf, lighting, radiator.

En-suite: wall hung wash hand basin with mixer tap, shower enclosure with wall mounted shower attachment, low level WC, heated towel rail, tile effect flooring.

Bedroom 3: rear aspect double glazed windows, fitted wardrobe with hanging rail and shelf, radiator.

Detached Garage: up and over front aspect door, side aspect pedestrian door, lighting and electricity.

General:

Tenure: Freehold

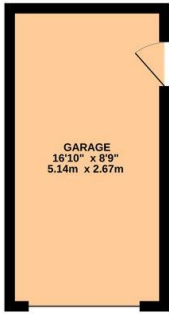
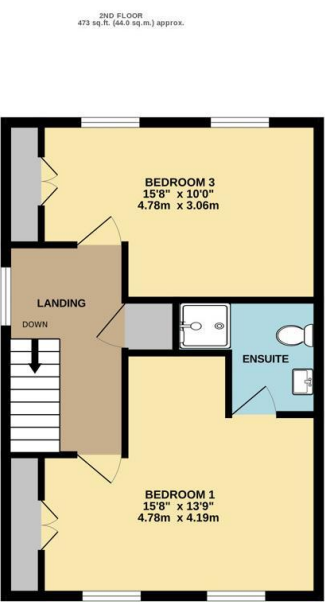
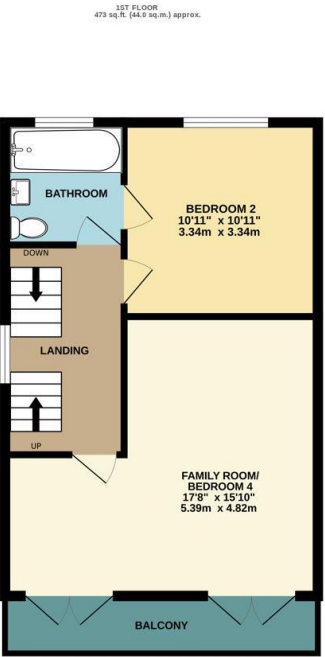
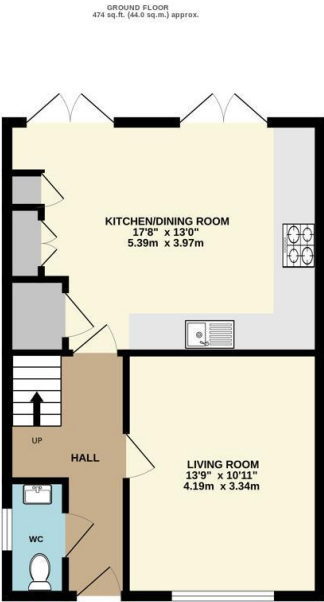
Local authority: Tunbridge Wells Borough Council

Service charge for private estate: TBC

Council tax: Band F (£3,382.30)

EPC: C (77)





APPROX TOTAL AREA EXCLUDING GARAGE 132 SQ.M / 1,420 SQ.FT

TOTAL FLOOR AREA : 1568 sq.ft. (145.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 James C of E, Claremont, The Mead School and Rose Hill School sit alongside the highly regarded and sought-after girls` and boys` secondary 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 Tunbridge Wells Common, Grosvenor & Hilbert and Dunorlan Parks, Calverley Grounds, the Trinity and Assembly Hall Theatres, 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.



