

19 Culverden Park Road, Tunbridge Wells





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Beautifully designed 3/4-bedroom house

Accommodation Summary

- Mews town house (built 2006)
 - 3/4 bedrooms, 2 en-suite
 - Bespoke kitchen/dining room
 - Vaulted living room
- 2nd reception room/4th bedroom
 - 3 bathrooms
- Balcony and landscaped garden
 - Off street parking for 3 cars
 - Sought after St Johns area
- Approximately 1 mile from mainline station



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Commanding a prime position on a peaceful 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.

Beautifully extended and renovated, the home's cream painted exterior blends perfectly with the contemporary cast iron balcony and leafy surroundings.

A block brick driveway with parking for three cars fronts the garage, with a pathway to the side taking you to the covered entrance door.

Once inside, the beauty and the quality of the property is immediately apparent. Its luxury Karndean wooden effect flooring stretches to the rear, past a useful guest cloakroom and under stairs storage cupboard.

On the left is the spacious utility room with a wall of eye and base level units with under counter space and plumbing for appliances. An internal door leads into the garage which has plenty of storage room, to keep the space clutter free, and also a front up and over door for easy bike access.

Returning to the hallway to the rear is the jewel in this home's crown, the fabulous kitchen/dining room that opens into the living room. It really is a show stopper in terms of its creative design, with a three panel bifold door effortlessly extending the living space onto the sun terrace.

The bespoke kitchen is a visual delight, with dark stained cabinetry, quartz counter tops and a stunning cooper sink and splashback. Kickboard and under counter lighting pick out all the hues perfectly, oozing sophisticated elegance. Integrated Neff appliances such as a double oven, dishwasher, microwave and 5 ring gas hob provide all of your culinary needs, making it's a cook's dream.

A wide dining area sits to the right while the living room at the back is flooded with light from its wall of glass and the four Velux windows that sit in the beamed vaulted ceiling. It is a welcoming space with ample room for family sofas and it delights in garden views.

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 shuttered French windows to the front open onto a balcony and a wall of fitted cabinetry answers all your storage needs.

Next door is a modern shower room with a double walk-in shower with rainwater shower head. Contemporary tiles and mid height wall panelling make it a very stylish space.

The principal bedroom at the back extends the width of the house and its shuttered windows, fitted wardrobes and graceful proportions give a very tranquil feeling.

Up a further flight of stairs to the second floor are two double bedroom suites. Their soothing tones and en-suites make the floor a restful retreat.

Outside the garden is a neat lawned area bordered on all sides by close boarded fencing fronted by low stocked flower beds. It is fully enclosed offering a sanctuary for children and pets whilst a newly paved terrace, accessed directly from the living room, makes it perfect for summer entertaining. There is a gate for driveway and street access too.

This fantastic 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 housing the boiler, Karndeian wooden effect flooring, radiator and doors opening into:

Cloakroom: side aspect double glazed window with plantation shutters, concealed cistern WC, part mid height wooden wall panelling, pedestal wash hand basin with mixer tap and tiled flooring.

Utility Room: eye and base level units with under counter lighting, counter tops, space and plumbing for appliances, Karndeian wooden effect flooring and door opening into:

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

Kitchen/Dining Room: 15`3 x 17`7 side aspect double glazed window with plantation shutter, Karndeian wooden effect flooring, radiator, quartz counter tops with drainer, eye and base level units with pan drawers and extending larder cupboards, space for American style fridge/freezer, integrated Neff double oven, pull out extractor hood, 4 ring Neff gas hob, bespoke copper sink with mixer tap, cooper foils in glass splashback, integrated Neff dishwasher, integrated Neff microwave, kickboard and under unit lighting and opening into:

Living Room: 10`10 x 14`5 rear aspect 3 panel Origin bifold door, vaulted beamed ceiling with 4 Velux windows set in UltraRoof, wooden panelled walls and Karndeian wooden effect flooring

Stairs up to first floor landing with side aspect double glazed window with plantation mid height shutters, radiator and doors opening into:

Reception 2/Bedroom 4: 13`8 x 11`11 front aspect French windows with plantation shutters opening onto the balcony, bespoke fitted unit with low level cupboards, open shelving to the side and above and radiator.

Shower Room: Karndeian tile effect flooring, heated towel rail, double shower enclosure with Hansgrohe rainwater shower head and hand held shower attachment, Victorian pedestal wash hand basin with mixer tap, low-level WC, part tiled walls and part mid height wooden panelled walls.

Bedroom 1: 13`1 x 16`1 rear aspect double glazed windows with plantation shutters, wall of fitted part mirrored sliding door wardrobes with hanging rails and shelving and radiator.

Stairs up to second floor landing with side aspect double glazed window, storage cupboard housing the water cylinder with shelving for linen and doors opening into:

Bedroom 2: 13`1 x 11`5 front aspect double glazed window with plantation shutters, wall of fitted part mirrored sliding door wardrobes with hanging rails and shelving, radiator and door opening into:

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: 13`1 x 10`3 rear aspect double glazed windows with plantation shutters, three fitted cupboards with hanging rails and shelving, radiator and door opening into:



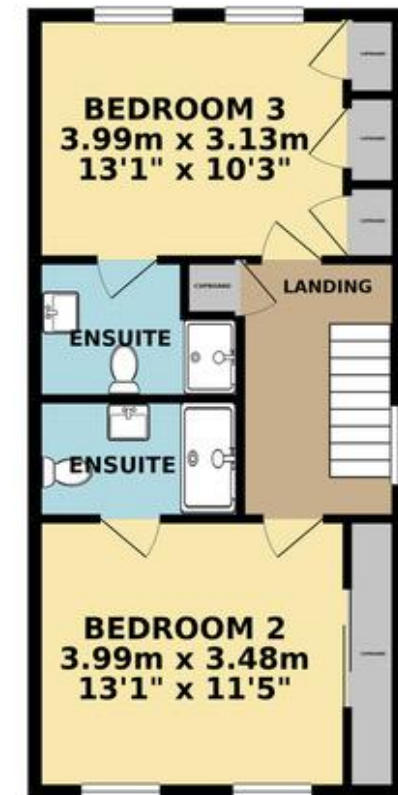
GROUND FLOOR 62.72 sq. m.
(675.11 sq. ft.)



1ST FLOOR 49.26 sq. m.
(530.20 sq. ft.)



2ND FLOOR 46.11 sq. m.
(496.37 sq. ft.)



TOTAL FLOOR AREA : 158.09 sq. m. (1701.68 sq. ft.) 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		76	84
(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	



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.

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 two cars, a low hedge to the side and a paved pathway that leads to the front entrance door and to the side access wooden garden gate. To the rear is a wide paved terrace leading to an area of lawn, fronted by low stocked flower beds. It is fully enclosed on all sides by close boarded fencing.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Service charge for private estate: £400.00 P/A

Council tax: Band F (£3,520.90)

EPC: C (76)

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.

