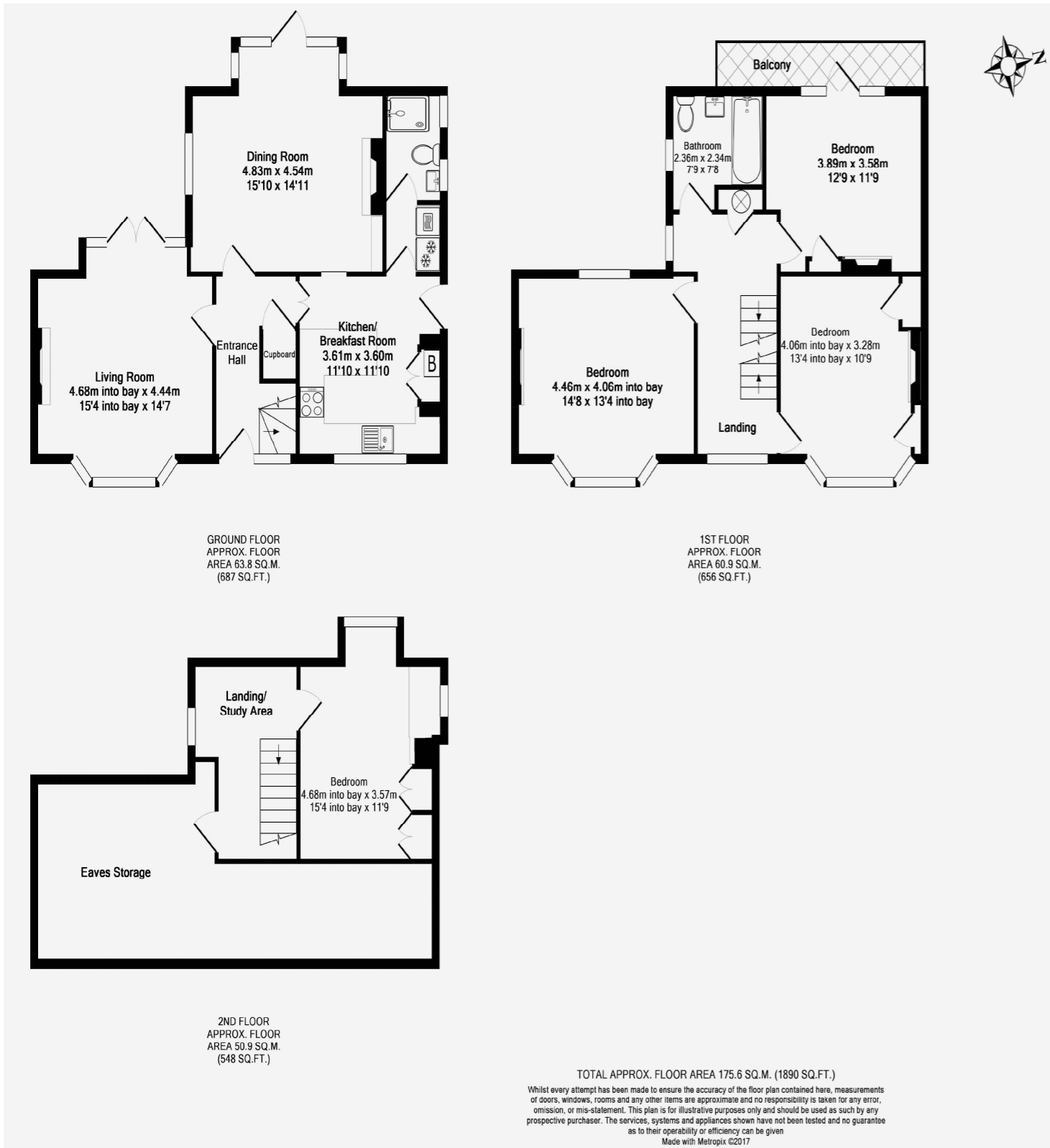


Barnes Kingsnorth offices at:

16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

BarnesKingsnorth



1 Culverden Avenue, Tunbridge Wells, Kent, TN4 9RE

GUIDE £750,000 - £765,000 Freehold

Viewings strictly by appointment with the agent
Tel: 01892 822880
www.bkestateagents.com

AGENT'S NOTE: Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.



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THE PROPERTY This elegant, Edwardian detached family home offers well-proportioned rooms with excellent living space for entertaining and relaxing into family life. Light and bright throughout, with large windows and high ceilings and dual aspect to the principal rooms. Period features include ceiling cornices, tall skirting boards, stripped panelled doors with attractive brass finger plates and stunning stained glass to the front door and side panel. There is a useful under stairs cupboard in the entrance hall, with turned staircase to the first floor. The sitting room has a large bay window to the front and double doors opening to the garden. We understand there is parquet flooring beneath the carpet and there is a working fireplace. The dining room is also dual aspect, overlooking the garden, with a working fireplace and exposed floorboards. Plenty of space for a dining table and sofa and a glazed serving hatch to the kitchen keeps the two rooms connected when entertaining, as well as being practical. The kitchen was, we understand, refurbished 3 years ago and has a range of cupboards in slate grey and pale cream with white quartz worksurfaces, upstands and breakfast bar. Integrated appliances include a dishwasher, Bosch electric oven, 4 ring Bosch induction hob with fan over, a fridge/freezer and Bosch microwave combination oven. There is also space and plumbing for a washing machine. A ceramic sink and drainer, ceiling spotlights and under pelmet lighting complete the look. Lastly downstairs, is a shower room which has recently been updated and comprises wash hand basin, WC and wide shower cubicle. Upstairs, the spacious principal bedroom is also dual aspect with a cast iron fireplace. There are two further double bedrooms on the first floor, both with sealed fireplaces and fitted mirrored wardrobes, and the family bathroom which has a white suite of cast iron enameled bath with shower attachment, WC and wash hand basin. On the second floor, there is a good size study area and doorways to extensive under eaves and loft storage as well as a fourth double bedroom with fitted wardrobes and far reaching views over treetops and rooftops. Subject to the necessary consents, there is potential to create an additional shower room in place of the study area.

OUTSIDE There is a small front garden enclosed with iron railings and gate, featuring established roses and olive trees. A gate to either side leads to the sunny rear garden which is set on a corner plot and has been thoughtfully planted to ensure colour and interest throughout the year, from spring bulbs and flowering climbers through to an apple tree. Enjoying a good degree of seclusion, there is a sheltered patio and area of lawn with log store to the side, timber garden store and a summer house. Bedroom 2 has its own balcony to the rear, which is west facing and the perfect spot to enjoy a beautiful sunset as the views go on for miles. Beneath the balcony, there is a bespoke garden swing which converts into a daybed to enjoy some dappled shade on a hot summers day. This garden is a true oasis in such a central location and there is unrestricted roadside parking to the front of this property.



THE LOCAL AREA This detached house is located in the popular St. John's area of the town, within a short walk of a parade of shops and eateries on St. John's Road. Set on a corner plot in a prominent position at the entrance of Culverden Avenue and with far reaching views to the rear, this family home is also conveniently located within walking distance of the grammar schools. The Royal Victoria Place shopping precinct is within 0.8 mile walking distance, where there is a wide variety of individual shops and national chain stores. There are excellent shopping facilities in the town, together with a fantastic selection of restaurants, coffee shops and bars, lining the streets down the hill of Mount Pleasant to the High Street and beyond to the famous, picturesque Pantiles. Regular farmers markets and specialist events are held in the town centre and at the Pantiles, with a great range of live music events as well, throughout the year. Tunbridge Wells and High Brooms main-line stations offer regular services to London within an hour, being within 1 mile and 1.3 mile respectively and there is a regular bus service linking the town and to the surrounding area available from the nearby bus stop. The town is renowned for its excellent schools, including separate grammar schools for girls and boys, independent schools, private and primary schools, all within walking distance. Recreational amenities include a cinema complex, theatres, a sports and leisure centre, tennis, squash and golf clubs and numerous parks and recreation grounds around the town.

ROUTE TO VIEW From Tunbridge Wells station, proceed up Mount Pleasant and turn left at the crossroads into Church Road. At the next crossroads, turn right onto London Road and continue up the hill. At the roundabout, turn left into St. John's Road and take the fourth turning on the left, into Culverden Down. Take the second turning on the right into Culverden Avenue where the property will be found immediately on your left, as denoted by our For Sale sign.

AGENTS NOTE This period home is mostly fitted with timber framed, single glazed windows, some with secondary glazing, and some uPVC double glazed windows. The gas central heating system has a Potterton gas boiler concealed within a kitchen cupboard. The gas meter is also located within a kitchen cupboard, with the electricity meter located externally, by the front door and the electricity consumer unit in the under stairs cupboard.

In accordance with the recent changes to Money Laundering Regulations, we are now required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each purchaser.

NO ONWARD CHAIN

**Energy Efficiency Rating: E
Council Tax Band: E**

Ref: P616/711151KESV7

