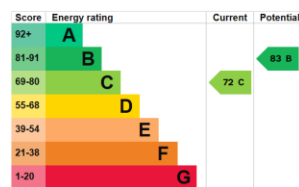
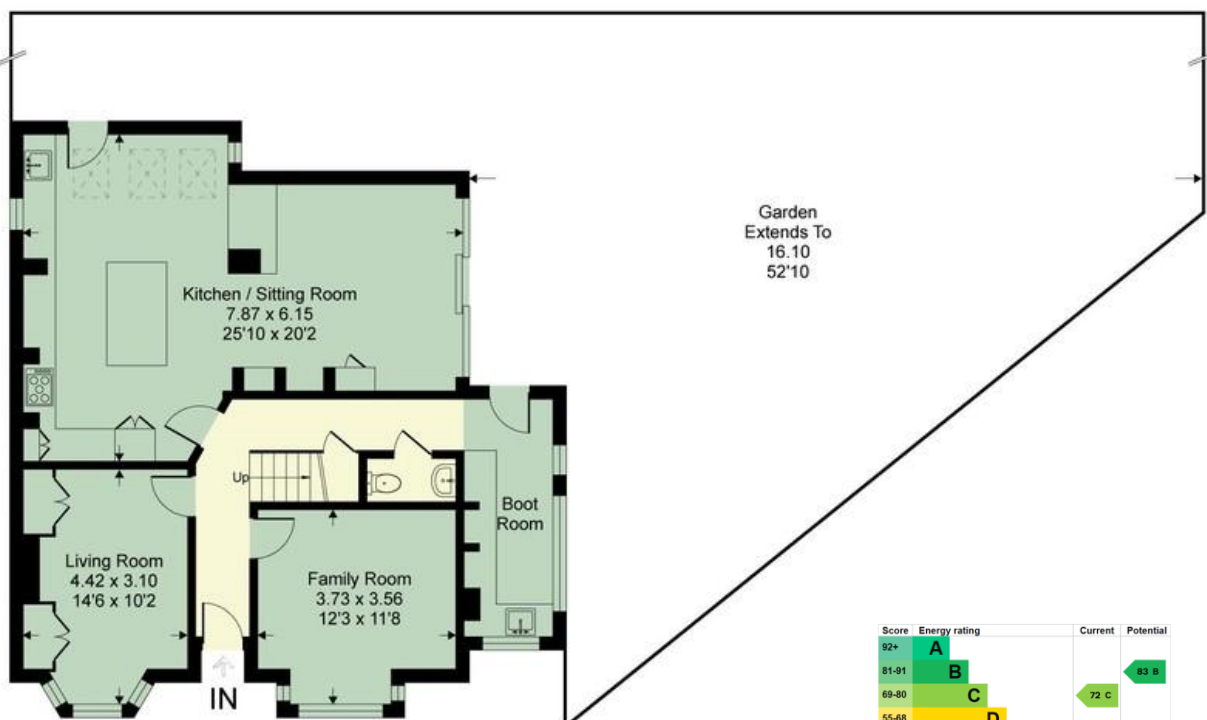
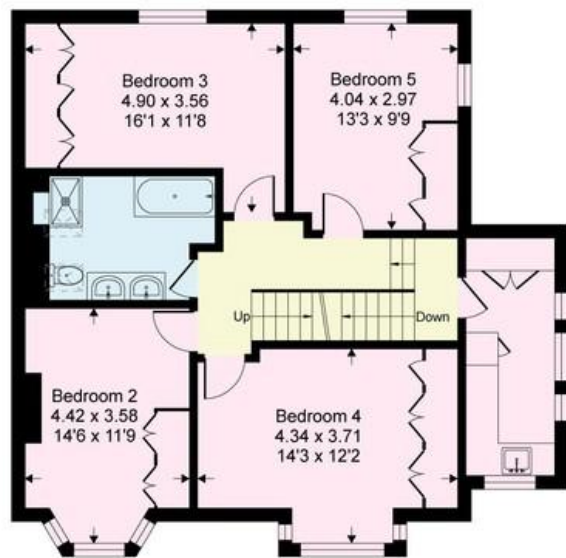




Culverden Avenue, TN4
 Approximate Gross Internal Area = 217 sq m / 2333 sq ft
 (excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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30 Culverden Avenue

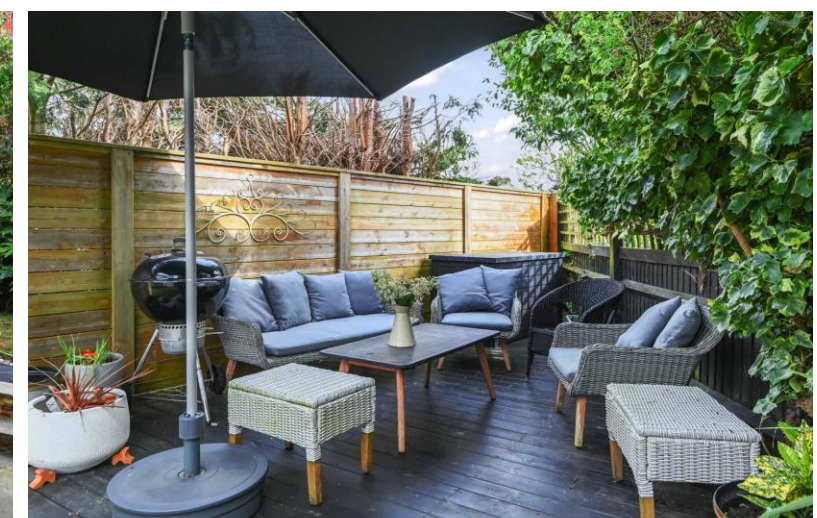
Tunbridge Wells, TN4 9RF

SUMNER PRIDHAM

An exceptionally well executed restoration and remodelling of a 5 bedroom (2333 sq ft) double fronted detached Edwardian house in a prime location at the head of a sought after cul-de-sac backing on to St. Johns Park and within walking distance to excellent Primary and Secondary Schools.

Spacious family accommodation comprises: Covered Porch, Hall, Cloakroom, Boot Room with separate access, Sitting Room, Office/Playroom, Living Kitchen Dining Room, 4 First Floor Double Bedrooms, Bath/Shower Room, well-appointed Laundry Room, Principal Bedroom Suite, ensuite Dressing Room, Bathroom, Second Office/Nursery, Garden.

Guide price £1,250,000 - £1,350,000 Freehold



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 Kent
 TN1 1BS

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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



- ◆ Beautiful kitchen is designed for modern day living and incorporates a large quartz topped island unit and attractive French oak counters, double bowl sink, and comprehensive range of painted wooden cabinets including a larder cupboard.
- ◆ Space is available for freestanding dishwasher, double fridge, and range cooker.
- ◆ The triple aspect room includes remote controlled skylights and modern thin framed sliding glazed doors out to the garden.
- ◆ Half landing leads to a beautifully light, fitted laundry room, butler sink at one end, double doors to a large airing cupboard housing the unvented hot water tanks and gas fired boiler, designated double stack washing machine and tumble dryer with purpose built surrounding storage cupboards, the room enjoys a dual aspect and includes modern double glazed wooden sash windows with views over St. Johns Park.
- ◆ First floor landing gives access to 4 double bedrooms all with attractive outlooks either up Culverden Avenue or over St. Johns Park and all include ample fitted wardrobe cupboards.
- ◆ Porcelain tiled bath/shower room with walk-in shower cubicle with drench and handheld showers, twin washbasins with vanity cupboard beneath, large standalone double end bath with floor mounted tap and handheld shower, chrome towel rail, Velux windows (one remote) and illuminated mirror.
- ◆ Staircase to second floor landing with window to front and access to spacious and easily accessible storeroom with light connected, with its own window and fitted carpet.
- ◆ The principal bedroom suite enjoys a dual aspect with views and incorporates a dressing room with a pair of triple wardrobe cupboards, second office or optional nursery room with window providing far reaching views.
- ◆ Porcelain tiled floor with walk in shower cubicle with drench and handheld showers, low level WC, wash basin, double end bath, Velux window, chrome towel rail.



- ◆ The house benefits from a well-established and private garden easily accessed during the season from the living kitchen via large patio doors to a paved patio and beyond to a lawn and at the bottom of the garden a sun deck.
- ◆ A mix of hedge and fenced boundaries and a gate leading to the front garden and access into Culverden Avenue.
- ◆ Two outside taps and external power points.

Property Description

- ◆ A double bay fronted detached Edwardian house comprehensively improved to cater for a large family and modern day living yet retaining the integrity of its period.
- ◆ The remodelled and extended accommodation now includes a well-appointed and attractive living kitchen dining room with full width large, glazed doors out to the garden.
- ◆ Cleverly designed boot room with separate access and heated floor catering for the UK's current inclement weather.
- ◆ Not many houses can boast such a well-appointed laundry room which further benefits from views over St. Johns Park.
- ◆ A large bath/shower room serves 4 double bedrooms on the first floor.
- ◆ The spacious second floor with tall ceiling has its own large bedroom with dressing room, separate nursery/office, and large bath/shower room.
- ◆ The entire house has undergone a significant restoration programme that finished in 2022 which is evidenced throughout the property, it has also been decorated from top to bottom.
- ◆ Both bay fronted reception rooms have fireplaces (one fully operational) and feature the original moulded coricing.
- ◆ The 'L' shaped hall incorporates the attractive period staircase, storage cupboards and cloakroom and also leads to a boot room with separate access.
- ◆ The boot room has heated tiled floor and bespoke built coat and shoe storage with seating, finished with panelled walls, butler sink at one end with French oak worksurface, and superb double glazed sash windows.



Viewing
Strictly by appointment only through sole agents Sumner Pridham
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