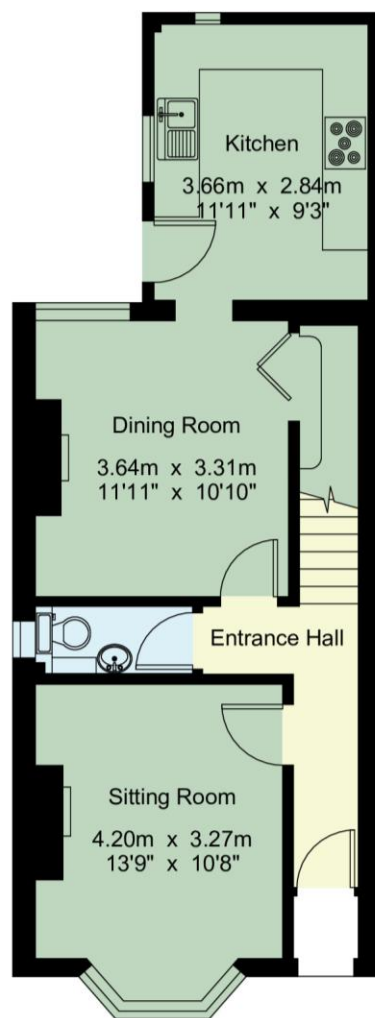
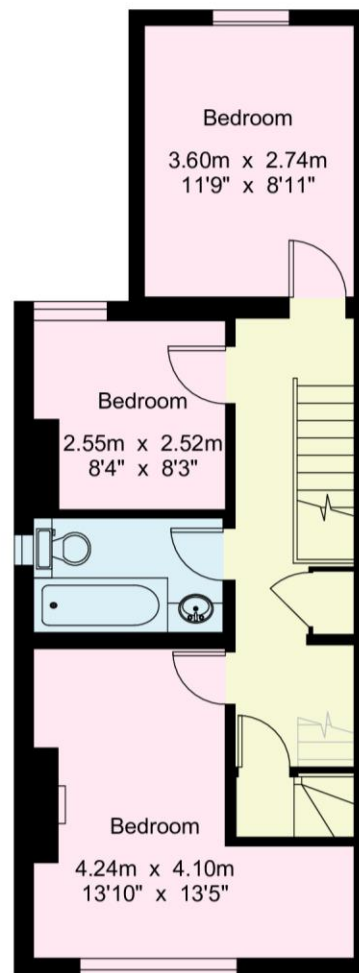
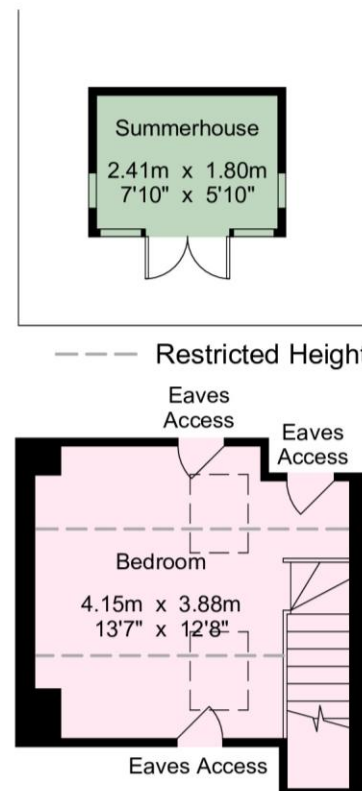




Ground Floor



First Floor



Second Floor

2 Culverden Avenue

House - Gross Internal Area : 109.3 sq.m (1176 sq.ft.)
Summerhouse - Gross Internal Area : 4.2 sq.m (45 sq.ft.)



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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.



2 Culverden Avenue

Tunbridge Wells, TN4 9RF

► SUMNER PRIDHAM ◀

A beautifully presented Edwardian house in a quiet and convenient cul-de-sac close to Grammar Schools, the flexible accommodation is arranged over 3 floors and the property benefits from an attractive private garden.

Covered Porch, Hall, Cloakroom, Sitting Room, Dining Room with Study area, Kitchen, 4 Bedrooms, Bathroom, Gas Fired Central Heating, Front and Rear Garden with side access.

Asking price £630,000 Freehold

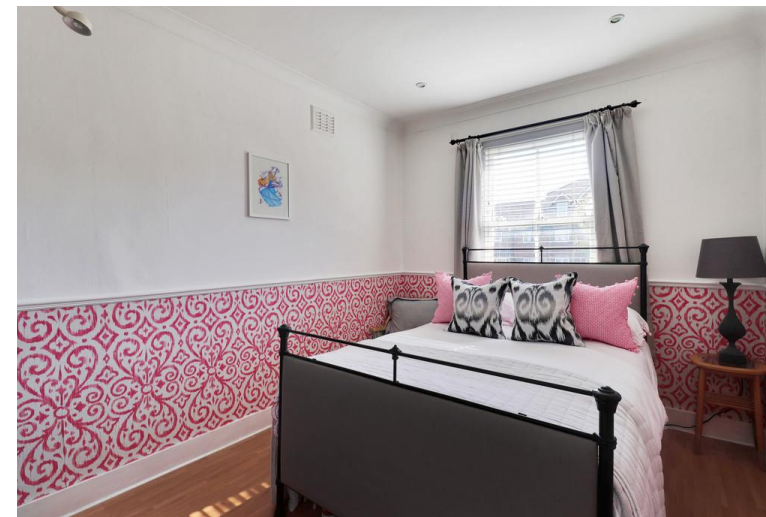


2 Culverden Avenue, Tunbridge Wells, Kent, TN4 9RF



Property Description

- ◆ An attached Edwardian family house with well-presented accommodation arranged over 3 floors.
- ◆ Popular cul-de-sac location within walking distance to Primary and Grammar Schools.
- ◆ Set back from the cul-de-sac with picket gate, path leading to a deep recessed porch with quarry tiling.
- ◆ Attractive front door with stained glass inset panels lead into the hall.
- ◆ Cloakroom with panelled walls, low level WC, washbasin and window with fitted shutter.
- ◆ Sitting room features a bay to the front with period casement windows with stained glass fanlight above, room also features a painted fireplace surround and a fitted column radiator.
- ◆ Dining room with pretty painted cast iron fireplace surround and large sash window overlooking the rear garden, folding doors give access to a purpose built study area ideal for those working from home with a fitted desk, drawers and shelves above.
- ◆ The kitchen is fitted with a range of worksurfaces on 3 walls with sink and drainer sitting beneath sash window with views out to the garden.
- ◆ Inset 5-ring gas hob on a glass plinth with tiles splashback and stainless steel extractor above and electric oven beneath.



- ◆ Good range of cupboards and drawers beneath and matching cabinets to one wall, plumbing for washing machine and dishwasher and space for fridge, panelled door with inset glass pane and a delightful etched glass period window.
- ◆ Staircase with fitted carpet runner leads to the first floor landing, airing cupboard housing insulated hot water tank.
- ◆ 'L' shaped bedroom to the front featuring a set of three windows and a pretty painted cast iron fireplace surround.
- ◆ Bathroom attractively fitted with panelled bath with separate drench shower head above and screen, washbasin with cupboards beneath, low level WC with concealed cistern and window.
- ◆ The 2 remaining bedrooms on the first floor overlook the rear garden and are attractively decorated.
- ◆ Staircase with carpet runner leads to the second floor and bedroom which enjoys a dual aspect to front and rear via large skylights with fitted blinds, eaves storage cupboards to both front and rear.

Outside

- ◆ One of the features of the property is its delightful sheltered surprising private rear garden.
- ◆ It lays mainly on 2 sides of the property, landscaped with areas of lawn plus a terrace and deck position to enjoy the morning and afternoon sun.
- ◆ Outside summerhouse with power and light connected plus electric radiator and large garden shed also with power and light connected.
- ◆ Side gate and fence with designated wheelie/recycle bin area.

Location

- ◆ Culverden Avenue is a sought after cul-de-sac of period properties ideally located to primary and secondary school including the Grammars, and within walking distance to St. Johns Park.
- ◆ Mini supermarkets including Sainsburys, Waitrose and Marks and Spencer are around the corner as are independent shops and cafes.
- ◆ Tunbridge Wells town centre is 0.6 miles away and the mainline station is 1.1 miles distant.

Viewing

Strictly by appointment only through sole agents Sumner Pridham 01892 515516 info@sumnerpridham.co.uk

