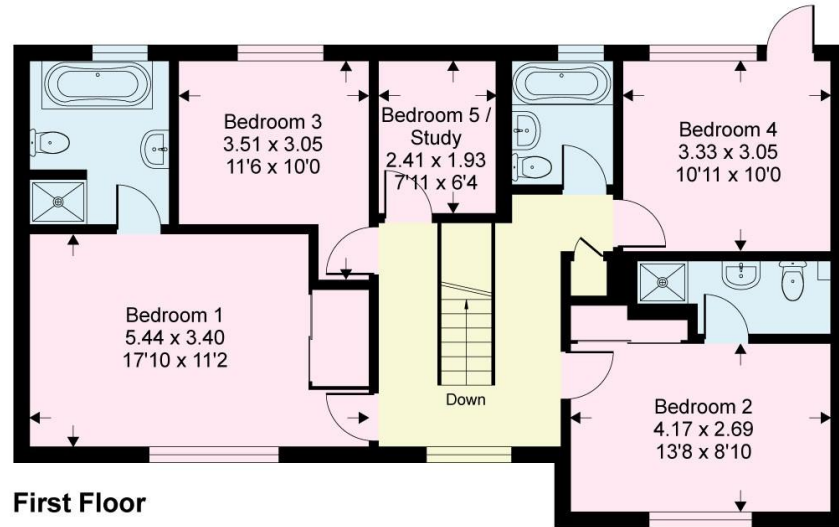
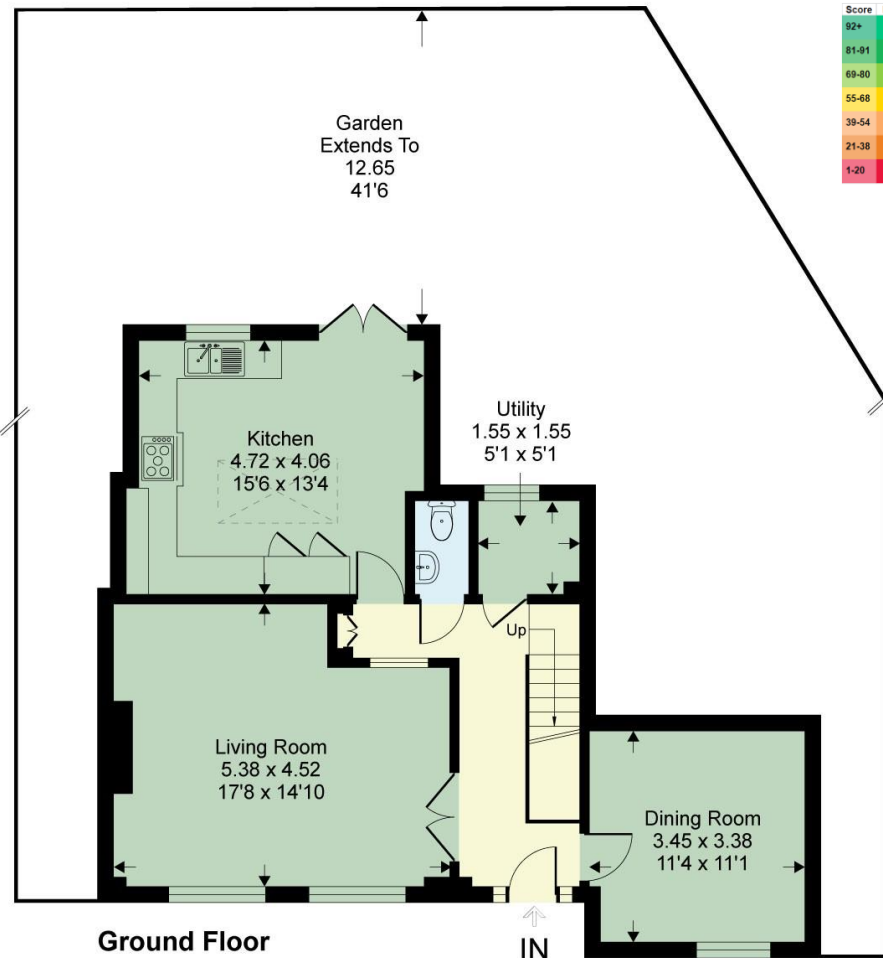


Culverden Park, TN4

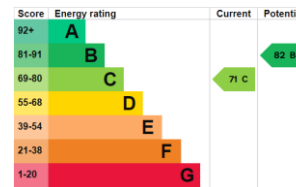
Approximate Gross Internal Area = 153 sq m / 1646 sq ft



First Floor



Ground Floor



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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18 Culverden Park

Tunbridge Wells, TN4 9QR

SUMNER PRIDHAM

An attractive and well maintained detached character house in a prime location, within the Grammar school catchment and 0.8 miles to the central station. The versatile accommodation is ideally suited to a family whilst also incorporating a work from home office.

Porch, Hall, Cloakroom, Sitting Room, Dining Room/Playroom, Kitchen/Breakfast Room, Utility Room, Principal Bedroom with Ensuite Bath/Shower Room, Bedroom 2 with ensuite Shower Room, 2 further Bedrooms, Family Bathroom, Office/Bedroom 5, Private established Garden, Multiple Off-Road Parking, and lawn to the front.

Guide price £995,000 Freehold *No Forward Chain*



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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.



Property Description

- ◆ A handsome and well-maintained detached character house in a sought after and central location.
- ◆ Ideally suited to a family with versatile accommodation incorporating two reception rooms plus a work from home office
- ◆ Within Grammar school catchment, walking distance to the town centre and mainline station.
- ◆ Multiple off road parking to the front with herringbone brick drive.
- ◆ Attractive hall incorporating staircase to the first floor, multipaned double doors into the sitting room.
- ◆ Cloakroom fitted with wall hung wash basin and low level WC.
- ◆ The Sitting room features a pair of double glazed lead light windows to the front, stone fireplace with electric coal effect fire (not tested).
- ◆ Dining room/playroom also with double glazed lead light window to the front and feature ceiling light.
- ◆ Well-fitted kitchen/breakfast room with porcelain tiled floor, wide french doors leading out to the garden, quartz worksurfaces, inset stainless steel sink with double bowl beneath a picture window overlooking the rear garden.
- ◆ Appliances included Neff gas hob with stainless steel extractor above, Neff fan oven, Smeg microwave, integrated fridge and integrated freezer, Siemens dishwasher, comprehensive range of cupboards and drawers including saucepan drawers and corner cupboards with pull out metal racks.



- ◆ Kitchen features a lantern light bathing the room with natural light.
- ◆ Utility room with washing machine and tumble dryer, fitted wall mounted cupboards, gas fired Valiant boiler providing heating and domestic hot water, window to the rear and a tiled floor.
- ◆ Attractive staircase leading to the first floor landing with window to front, built in storage cupboard and access to the roof space.
- ◆ Principal bedroom is a light room with a wide double glazed window to the front and deep double hanging wardrobes.
- ◆ Ensuite bath/shower room with double end bath, separate shower cubicle, wall hung wash basin with vanity cupboard beneath, tiled floor and walls, chrome towel radiator and window to the rear.
- ◆ Bedroom 2 is also a spacious and light room with built in wardrobe cupboards ensuite shower room with tiles floor and walls with low level WC, pedestal wash basin, walk-in shower cubicle, chrome towel radiator.
- ◆ Bedroom 4 features a wide window and glass paned door with access out to an upper garden and sun-terrace.
- ◆ Bedroom 3 and Office/Bedroom 5 both overlook the rear garden.
- ◆ Family bathroom with tiled floor and wall with low level WC, pedestal washbasin, panelled bath with separate shower above and window to the rear.

Outside

- ◆ The attractive front elevation of the house is complimented by the good sized herringbone brick drive for 2 cars and a lawn to the side.
- ◆ Access to the rear garden is via a side gate.
- ◆ The rear garden can be accessed by both the kitchen dining room and also from Bedroom 4 as the garden has an upper level.
- ◆ The private and well established garden has been designed for low maintenance with 2 patios, a sundeck and garden shed.
- ◆ The garden has the benefit of not being overlooked.

Location

- ◆ One of the features of this property is its excellent location being in a sought after residential area within walking distance to the majority of the Tunbridge Wells schools including the Grammars.
- ◆ 0.8 miles to the central station and 0.3 miles to the local shops including a little Waitrose and Marks and Spencer food.

Viewing

Strictly by appointment only through sole agents Sumner Pridham info@sumnerpridham.co.uk 01892516615

