

# 21 Culverden Square, Tunbridge Wells





# 21 Culverden Square, Tunbridge Wells TN4 9NS

*Stylish 4-bedroom new build house with parking and garden in central location*

## Accommodation Summary

- Mid terrace house (built 2024)
  - 4 bedrooms, 2 en-suite
    - Living room
    - Kitchen/dining room
- Bathroom, 2 en-suites, ground floor cloakroom
  - Garden
- Allocated gated parking space with EV charger
  - Central location
  - New Build Guarantee
  - Chain free



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Tucked away on a quiet private road, this fantastic home`s smart red brick exterior delivers plenty of kerb appeal.

Electric gates open onto a neat driveway with an allocated parking space with an EV charger for the house.

Stepping inside, the wide hallway has a useful guest cloakroom and engineered wooden flooring with neutral walls that showcase the home`s classically elegant décor.

On the right the living room is flooded with light from its bay window. It is a welcoming space with plenty of room for furniture.

At the rear is the fabulous open plan kitchen/dining room with French doors opening into the garden. The dimensions of the space cleverly define a dining and seating area with ample space for a dining table and chairs and additional seating.

The luxury kitchen at the side is a visual delight with wooden cupboards topped with quartz worktops and a mirrored splashback. It is a cook`s dream with all the high end integrated appliances that you would expect from a house of this quality including a Bosch double oven with combination microwave and Bosch induction hob with extractor.

Climbing the stairs to the first floor there are two double bedrooms, one with a stylish en-suite and a fitted wardrobe.

There is a third bedroom to the front that is currently set up as a home office.

The immaculate and stylish family bathroom completes the first floor.

A further flight of stairs to the second floor takes you up to a generous principal bedroom suite with a dressing area with fitted wardrobes and an en-suite shower room.

Outside, the enclosed rear garden offers a safe sanctuary for pets and children and is neatly laid to lawn with a mix of walled and fenced perimeters. A paved terrace sits at the rear of the house for summer dining, and is a blank canvas for you to create your own dream garden.

This fantastic home offers a luxury lifestyle that you could move straight in and enjoy. It is also a stone`s throw from the bustling town centre`s restaurants, shops, and cafes. With the mainline station and the green open spaces of Tunbridge Wells Common also a short walk away, it really offers the perfect location. A must see!



**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council Tax: Band E

EPC: TBC

Underfloor heating throughout

Air Source Heat Pump

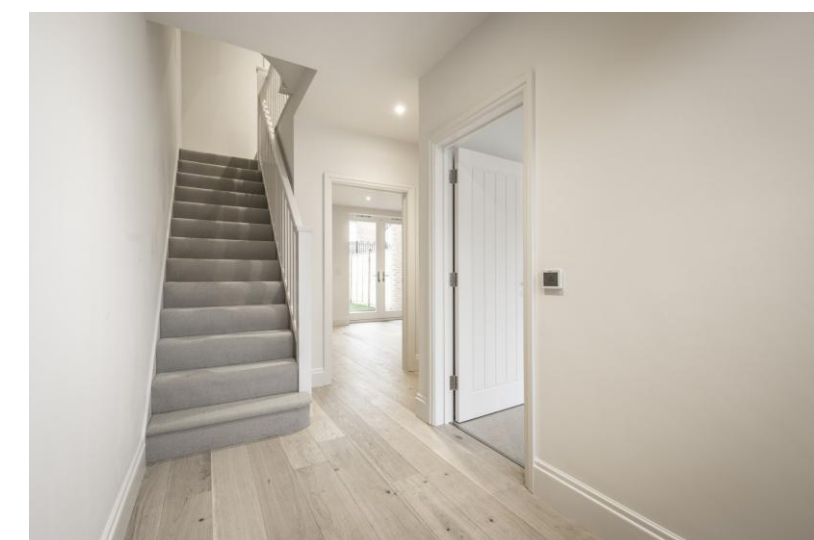
**AREA INFORMATION:** Tunbridge Wells, Kent

Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern day shopping, entertaining and recreational facilities.

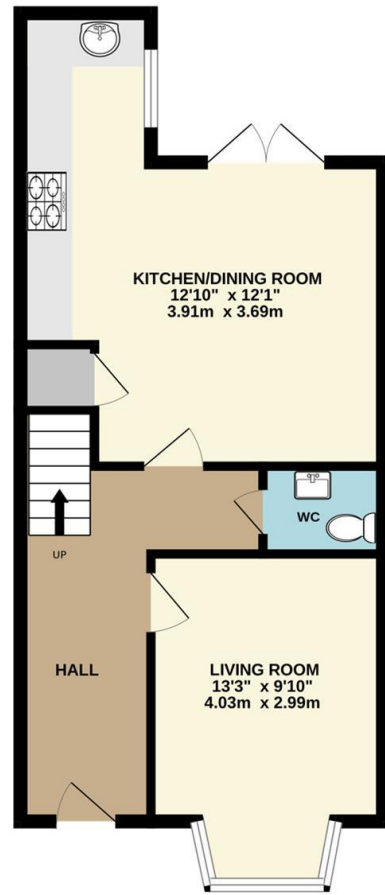
As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought after area for property owners.

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.

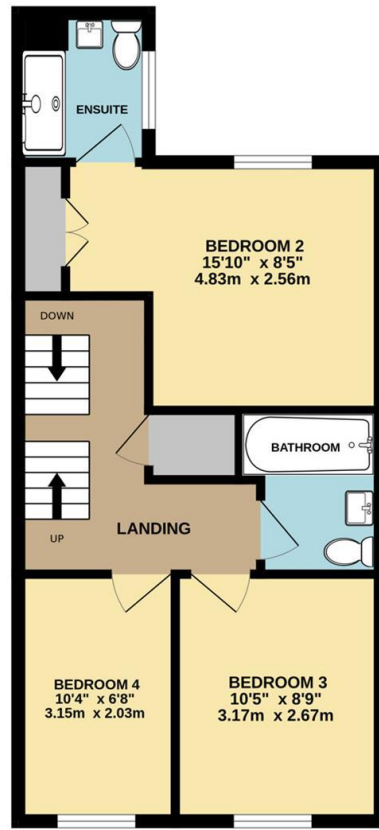
Excellent local primary schools such as St James C of E, Claremont, The Mead School and Rose Hill School sit alongside the highly regarded and sought-after girls` and boys` secondary grammar schools. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice.



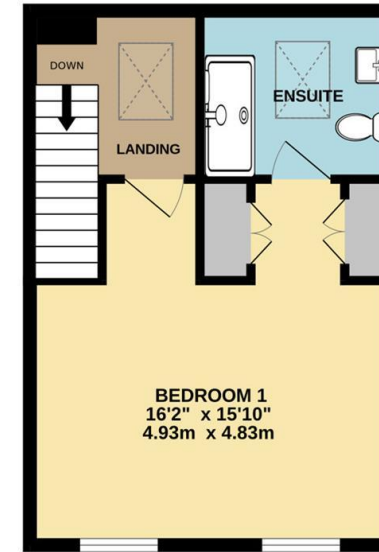
GROUND FLOOR



1ST FLOOR



2ND FLOOR



APPROX TOTAL AREA 1406 SQ.FT / 130 SQ.M

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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Recreational amenities such as Tunbridge Wells Common, Grosvenor & Hilbert and Dunorlan Parks, Calverley Grounds, the Trinity and Assembly Hall Theatres, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

With its two stations, Tunbridge Wells and High Brooms, Tunbridge Wells is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50-minute journey times or less.

Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.

