



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	74 C
39-54	E		
21-38	F		
1-20	G		

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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.



46 Culverden Park

Tunbridge Wells, TN4 9QR

SUMNER PRIDHAM

A substantial detached character house located in the favoured Culverden area within walking distance to Tunbridge Wells Grammar Schools and central station and set in large, landscaped gardens. Excellent scope for enlargement subject to consents.

Covered Porch, Hall, Cloakroom, Sitting Room, Living Room, Kitchen/Dining Room, Utility Room, Master Bedroom with Ensuite Shower Room, 3 further Bedrooms, Family Bathroom, Gas Fired Central Heating, Double Glazed Windows, Multiple Off-Road Parking, Detached Garage, Large Landscaped Gardens.

Guide price £1,100,000 Freehold





Property Description

- ◆ Handsome detached character house set in a large, private landscaped garden.
- ◆ Excellent potential to extend to both the side and rear of the house, subject to the usual consents.
- ◆ Set back from Culverden Park with an established large garden and excellent off road parking.
- ◆ Spacious family accommodation to include two attractive and well-proportioned reception rooms.
- ◆ Enclosed porch with tiled floor and multipaned door to the hall with an attractive turned staircase leading to the first floor.
- ◆ Cloakroom with low level WC, washbasin, chrome towel rail and storage cupboard.
- ◆ Well-proportioned sitting room with dual aspect outlook including full width bifold doors leading out to the rear garden, Dark Merbau hardwood floor.
- ◆ Living room features a superb wide bay window to the front, quarry tiled sill, fireplace with a working wood burning stove, coved ceiling, picture rail, fitted bookcase and Africa Padauk hardwood floor.
- ◆ Well-designed kitchen dining room which incorporates extensive worksurfaces with inset stainless steel sink with water filter tap, comprehensive range of cupboards and drawers including corner cupboards with pull out racks, and tall pantry cupboard, this dual aspect room includes a stable door to the outside and features the former fireplace with the Oak Bressumer and cupboards either side and original servants bell.



- ◆ Appliances include two integrated fridges, Meile dishwasher, AEG induction with concealed extractor above, AEG oven and microwave and a tall pantry cupboard.
- ◆ Utility room with plumbing for washing machine, space for tumble dryer above and window.
- ◆ Attractive staircase to the first floor landing with window to the front, coved ceiling and solid pine doors leading to all rooms.
- ◆ Double bedroom 1 enjoys a dual aspect outlook with views over the rear garden and also to the front, wardrobe cupboards, and airing cupboard.
- ◆ Ensuite shower room with shower cubicle tiles walls, wall hung washbasin with drawers beneath, low level WC and window.
- ◆ Double bedroom 2 features superb bay window to the front with attractive views, wardrobe cupboard and coved ceiling.
- ◆ Double bedroom 3 has views over the rear garden.
- ◆ Study bedroom 4 has a window to the side with shelved cupboard.
- ◆ Bathroom with tiled walls, low level WC, washbasin with cupboards beneath, chrome towel rail, window and access to the roof space.
- ◆ Attic space with rear facing skylight.

Outside

- ◆ One of the features of this property is the superb, landscaped garden.
- ◆ To the front there is excellent multiple off-road parking with block paved drive and turning areas.
- ◆ Brick built garage under a tiled roof with power and light connected.
- ◆ Secure gate leads to the landscaped and completely private rear garden featuring a full width paved sun terrace with BBQ at one end, mature shrubs including a Bay Tree and further decorative trees.

Location

- ◆ Highly sought after residential area close to Primary and Independent School within walking distance to Tunbridge Wells Grammar and Secondary Schools.
- ◆ 0.9 miles distance to Tunbridge Wells mainline station providing commuter services to London in under an hour.

Services

- ◆ Tenure: Freehold
- ◆ Tunbridge Wells Borough Council Tax Band F.
- ◆ Recently installed double glazed windows.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
01892 516615 info@sumnerpridham.co.uk

