

# 17 Culverden Park Road, Tunbridge Wells





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*Stylish extended 4-bedroom period house in sought after location*

## **Accommodation Summary**

- Semi-detached Victorian house
  - 4 bedrooms, 1 en-suite
    - Living room
    - Dining room
  - Kitchen/breakfast room
- Shower room, en-suite shower room, first floor cloakroom
  - West facing garden
- Sought after St Johns location
- Walking distance of popular schools and mainline stations



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This fantastic Victorian home sits in the popular St John`s area and is a short walk from local shops and sought after schools.

It has been beautifully refurbished by the current owners to provide a flawlessly finished home that you could move straight in and enjoy.

Arranged over three floors and set back from the road by a low wall, the home`s painted exterior and double bay windows provide plenty of kerb appeal.

As you step into the hallway the owner`s ability to beautifully blend modern finishes with traditional features is immediately apparent.

First on the right is the elegant living room, which is flooded with light from its handsome bay window. It is an exceptionally welcoming space with neutral décor highlighting the graceful proportions of the room. A focal fireplace with stone mantelpiece adds warmth in the colder months and there is plenty of room for sofas.

Behind is the dining room which offers a sophisticated space to relax and dine in. A period fireplace frames the chimney breast and double aspect light brightens the room with a part glazed door giving garden access. Beautiful, patterned wallpaper and wooden flooring warmed by underfloor heating add to the sense of luxury that the room delivers on and its open plan layout to the kitchen makes it a social space for entertaining.

The kitchen is stylish and streamlined with timeless Shaker style cabinetry contrasting with Corian work tops and warm wooden flooring. It is beautifully finished and fully equipped, as you would expect from a house of this quality, with integrated Bosh appliances and space for a range oven. A wooden topped central island provides the perfect space for your morning coffee and a door to the side opens into the garden.

Climbing the stairs to the first floor there are three immaculate bedrooms, all generous doubles with large windows and two benefitting from fitted storage.

The shower room is a visual delight with Fired Earth patterned tiled flooring and a walk in shower enclosure with a reeded frameless shower screen.

Up a further flight of stairs to the second floor the spacious principal bedroom has fitted storage and dual aspect windows with roof top views making it a restful retreat. A modern en-suite shower room completes the floor.

Outside the west facing garden is wonderfully low maintenance with a block brick terrace beside the house, an area of lawn, a paved terrace at the rear and stocked flower beds with a signature palm tree. It is fully enclosed, offering a safe sanctuary for children and pets, and has a leafy green backdrop. There is street access too.

This fabulous period home is a short walk from first class grammar schools and mainline stations making it perfect for families with professional needs. It also delivers Victorian style in a modern contemporary manner, perfect for 21st Century family living. A must see!



**Living Room:** front aspect double glazed bay window, fireplace with stone hearth and mantelpiece, gas fire insert, traditional radiators.

**Dining Room:** side aspect double glazed window, rear aspect part glazed door, feature fireplace with tiled hearth, under stair storage cupboard housing the fuse box, wooden flooring with underfloor heating.

**Kitchen/Breakfast Room:** rear aspect double glazed window, side aspect part glazed door, space for range oven, extractor, Belfast sink with mixer tap, integrated Bosch dishwasher, integrated fridge/freezer, integrated wine fridge, integrated Bosch washing machine, tiled splashback, wooden flooring with underfloor heating. The kitchen has plenty of Corian worktop space and a good selection of Shaker style eye and base level units, with larder cupboards, pan drawers, pull out bins, an island with wooden countertop and breakfast bar overhang for two bar stools.

**First Floor:**

**Bedroom 2:** front aspect double glazed bay window, fitted alcove wardrobes with hanging rails and cupboards above, radiators.

**Shower Room:** ceiling light tunnel, walk in shower enclosure with rainwater shower head, handheld shower attachment, reeded frameless glass shower screen, wall hung wash hand basin with mixer tap, Fired Earth tiled flooring, heated towel rail.



**Bedroom 3:** rear aspect double glazed window, fitted cupboard with shelving and coat hooks, wooden flooring, radiator.

**Cloakroom:** side aspect opaque double glazed window, concealed cistern WC, wall hung slimline wash hand basin with mixer tap, part tiled wall, tiled flooring, traditional radiator.

**Bedroom 4:** rear aspect double glazed window, wooden flooring, radiator.

**Second Floor:**

**Principal Bedroom:** rear aspect double glazed windows, front aspect Velux window, eaves storage cupboard, fitted wardrobe with hanging rail and shelf, radiator.

**En-suite Shower Room:** front aspect Velux window with blind, wall hung wash hand basin with mixer tap, low level WC, walk in shower enclosure with rainwater shower head and inset wall shelf, heated towel rail, tiled flooring.

**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£2,347.00)

EPC: D (64)



GROUND FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



2ND FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



APPROX TOTAL AREA 134.9 SQ.M / 1,452 SQ.FT

TOTAL FLOOR AREA : 1452 sq.ft. (134.9 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	77
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**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.

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.



