CULVERDEN PARK ROAD

TUNBRIDGE WELLS - GUIDE PRICE £625,000 - £640,000

WOOD & PILCHER
Sales, Lettings, Land & New Homes

46 Culverden Park Road
Tunbridge Wells, TN4 9QY

Entrance Hallway - Lounge With Feature Fireplace - Open Plan Kitchen/Dining Area - First Floor Landing - Three Bedrooms - Family Bathroom - Second Floor Landing - Further Bedroom - Shower Room - Rear Garden

Located in a peaceful residential area in the St. Johns quarter of Tunbridge Wells and arranged over three storeys, a four bedroom attached period property with a generously sized open plan kitchen/breakfast room, two especially large double bedrooms and pleasant rear gardens. A glance at the floorplan will give an indication as to the style of the house and the potential therein. The property has a traditional Victorian lounge, two further bedroom on the first floor and a large family bathroom.

Access is via a partially glazed front door with four inset panels and a further opaque panel over to:

ENTRANCE HALLWAY: Area of fitted coir matting, further areas of wood effect flooring, dado rail, areas of period cornicing, radiator, stairs to the first floor. Doors to:

LOUNGE: Carpeted, radiator, picture rail, areas of period cornicing, various media points. Feature cast iron fireplace with tiled slips, a stone hearth and a wooden mantle and surround. Fitted cupboards to either side of the chimney breast and further areas of fitted shelving above. Good space for lounge furniture and for entertaining. Wall mounted cabinet housing various meters. Period sash window to the front with fitted plantation shutters.

OPEN PLAN KITCHEN/DINING AREA: Good areas of wood effect flooring, two radiators. Space for a large table and chairs. Areas of fitted cupboards to one side of the former chimney breast. Period sash window to the side with fitted plantation shutters. This is open to:

KITCHEN: Fitted with a contemporary style kitchen with a range of wall and base units and a complementary work surface. Integrated electric oven and inset four ring 'Neff' gas hob with tiled splashback and extractor hood over. One and a half bowl sink with mixer tap over. Integrated slimline dishwasher and space for freestanding washing machine. Good general storage space.

Separate kitchen island with additional storage space and a breakfast bar area for 2/3 people. Inset spotlights to the ceiling. Understairs cupboard, door to a further cupboard with areas of fitted shelving and door to a third cupboard (formerly larder) with areas of fitted shelving. Partially glazed door to the rear garden with window over and double glazed windows to the rear garden with fitted plantation shutters.

FIRST FLOOR LANDING: Carpeted, dado rail, stairs returning to the second floor. Doors leading to:

BEDROOM: Carpeted, radiator. Good space for bed and associated bedroom furniture. Period sash windows to the rear with fitted blind.

BEDROOM: Carpeted, radiator. Space for bed and associated bedroom furniture. Fitted cupboard to one side of the chimney breast and fitted shelving over. Opaque window to the side and further period sash window to the rear with fitted blind.

FAMILY BATHROOM: Of an excellent size and fitted with a suite comprising pedestal wash hand basin with tiled splashback, wall mounted mirror, low level WC, panelled bath with mixer tap over and single head shower attachment. Vinyl floor, wall mounted cabinet, airing cupboard, radiator. Opaque period sash window to the side.

BEDROOM: Exposed wooden floor, two radiators. Lower level fitted cupboard to one side of the original chimney breast with areas of fitted shelving. Space for a large bed and associated bedroom furniture. Two sets of sash windows to the front each with fitted blinds.

SECOND FLOOR LANDING: Carpeted, skylight. Door to:

SHOWER ROOM: Corner shower cubicle with sliding glass doors and single shower head over, low level WC, pedestal wash hand basin with mixer tap over and tiled splashback. Tiled floor, wall mounted mirror fronted cabinet, radiator, extractor fan. Higher level Velux window.

BEDROOM: Of an excellent size and with ample room for a double bed and associated bedroom furniture. Carpeted, radiator. Lower level recessed area useful as a study space for example, with restricted head height and with a door leading to under eaves storage. Double glazed windows to the side with fitted blind and further double glazed window to the rear with a fitted blind.

OUTSIDE REAR: An area of herringbone brickwork to the immediate rear of the property running round to the front of the house. Lawn with areas of raised bedding, retaining wooden fencing, detached shed and a further low maintenance area suitable for garden furniture. External tap.

TENURE: Freehold

COUNCIL TAX BAND: D

VIEWING: By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION: Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas Fired Central Heating

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

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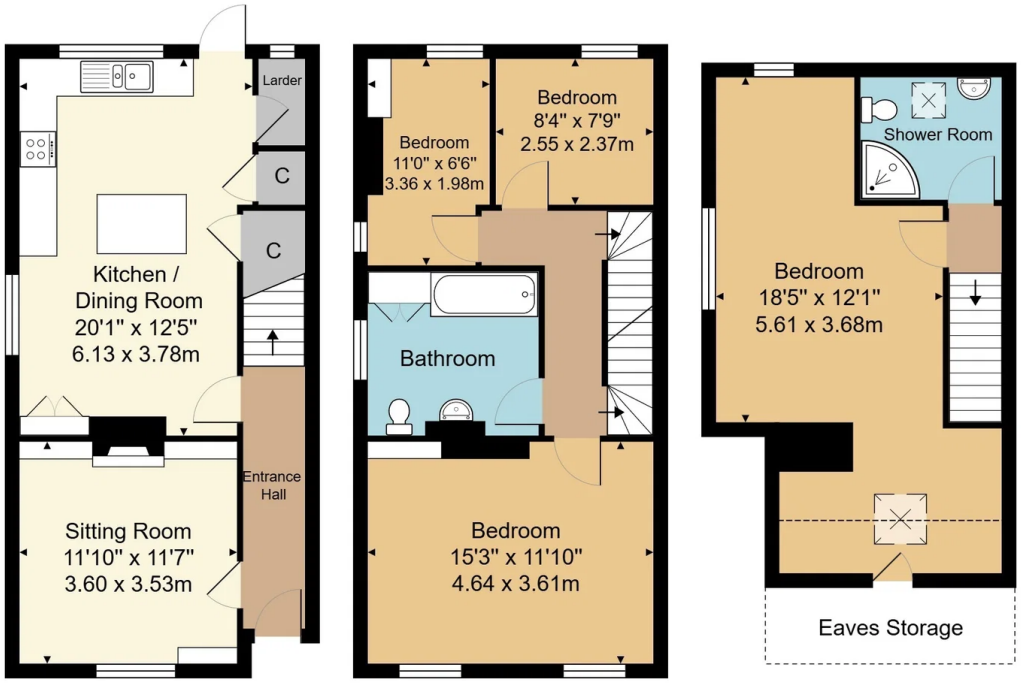

Ground Floor **First Floor** **Second Floor**

Approx. Gross Internal Area 1351 ft² ... 125.6 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.