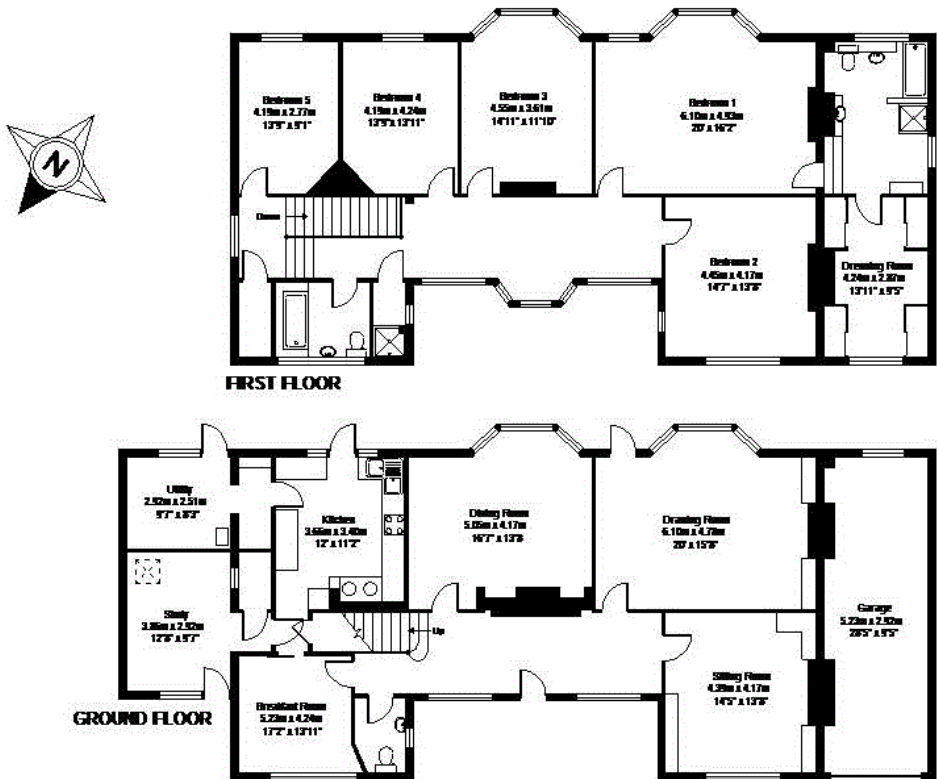


Culverden Down Tunbridge Wells TN4



Floorplan



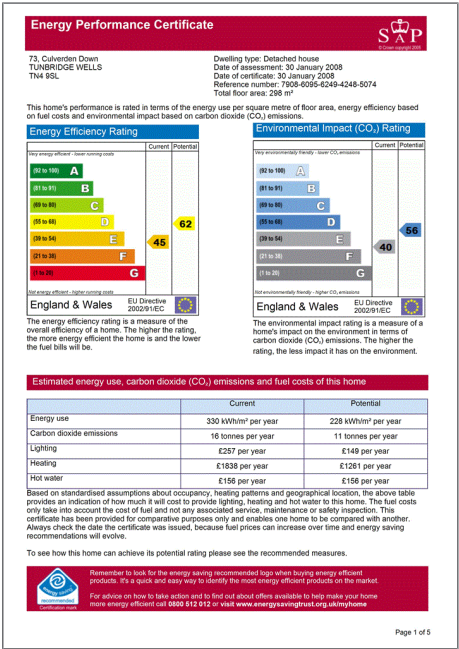
Culverden Down, Tunbridge Wells, Kent, TN4
APPROX. GROSS INTERNAL FLOOR AREA 3488 SQFT / 324.1 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Hamptons and no guarantee as to their operating ability or their efficiency can be given.

Copyright nichecom.co.uk 2011 Produced for Hamptons REF : 148916

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

Energy Performance Certificate (EPC)



Hamptons Tunbridge Wells Lettings

18-20 London Road
Tunbridge Wells TN1 1DA
Tel: 01892 31 3000 - tunbridgewellslettings@hamptons-int.com
www.hamptons.co.uk



Kitchen



Sitting Room



First Floor Landing



Master Bedroom



Master En Suite



Entrance Hallway

www.hamptons.co.uk

Culverden Down Tunbridge Wells TN4

£2,995 Per Month - Available 01/11/2016

HAMPTONS
INTERNATIONAL

An outstanding five double bedroom, five reception room executive family home with landscaped garden, located less than a mile from Tunbridge Wells mainline station

5 Bedrooms | 2 Bathrooms | Gas Central Heating | AGA | Dishwasher | Dryer | Elec Hob | Freezer | Fridge | Oven | Washer | Cloakroom | Garden | Patio | Garage | Off Street Parking.

Description

An outstanding five double bedroom, five reception room executive family home with landscaped garden, located less than a mile from Tunbridge Wells mainline station. This substantial property built circa 1940 is extremely well presented both inside and out and has been renovated by the current landlord. The property is light and airy in feel because of the high ceilings and neutral decoration throughout, the kitchen and two white bathroom suites have been refitted too. All five reception rooms are of generous proportions and both drawing room and dining room have bay windows to take in the views to rear. The kitchen has the benefit of both an AGA and modern electric stand alone oven and hob, the landlord is leaving all white goods for the tenancy also; tall fridge, tall freezer, washing machine, tumble

dryer and dishwasher. Upstairs the bedrooms are all clear doubles and the highlight of which is the well proportioned master bedroom with its own bay window over looking the grounds and views behind. The master bedroom also has a full five piece white en suite bathroom and walk in dressing room. The grounds are approximately 0.4 acres and are mainly laid to lawn with an individual selection of mature trees and shrubs. The property has off road parking for a large number of cars and also features a tandem garage with electronic up and over door.

Furnishing

Unfurnished



Garden



Hamptons Tunbridge Wells Lettings

18-20 London Road

Tunbridge Wells TN1 1DA

Tel: 01892 31 3000 - tunbridgewellslettings@hamptons-int.com

www.hamptons.co.uk