



# Culverden Park, Tunbridge Wells

Kent, TN4



*Beyond your expectations*

# A detached family house in highly regarded location.

**Hamptons International**

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Reception Hall | Drawing Room | Dining Room | Breakfast Room | Kitchen | Cloakroom | 4 Bedrooms | Family Bathroom with Shower | Separate W.C | Garage | Beautiful Established Gardens | No Onward Chain

## Asking Price £985,000 Freehold

### Description

This property is a spacious detached house with period features including picture rails, high ceilings and skirting. Originally built in the 1930's and in the same ownership for over 30 years, the house has accommodation arranged over two excellent floors and has clear potential to update/modernise. Offered with no onward chain, points of particular note include: A spacious reception hall with cloakroom and storage. Triple aspect dining room with bay window and two further windows either side at the front and a feature fireplace with marble surround. A delightful triple aspect drawing room with gas fire, marble surround and door to the garden. There is a separate kitchen and breakfast room with the kitchen fitted and equipped with a range of cupboards, drawers, work surfaces and space for freestanding appliances and a door to the side of the house. The breakfast room has a door opening directly to the garden. To the first floor all four bedrooms are well proportioned with two at the front and two to the rear, and all are very well served by a family bathroom with a separate shower cubicle and WC.

### Outside

To the front of the house a driveway provides parking and access to the garage. To the rear, a terrace adjoins the house and provides an ideal spot in which to entertain. The garden is mainly laid to lawn with a selection of mature plants, shrubs and trees, including an impressive Magnolia and Acer, and a shed.

### Location

Culverden Park is a highly regarded and sought after road within easy reach of the town centre, (about 0.7 miles) where there are excellent shopping facilities including many major national stores and a wide variety of individual shops. A little further on are the High Street and famous Pantiles where, as well as many further shops, there are numerous restaurants. The house is very convenient for the renowned schools in the town which include grammar and independent schools, primary and preparatory schools. Recreational amenities in the town include a cinema complex, theatres, sports and leisure centre, tennis and squash clubs and two golf courses etc.

### Additional Information

Train Services : Tunbridge Wells main line station for trains to London, (Charing Cross, London Bridge and Canon Street) about 50/55 minutes.

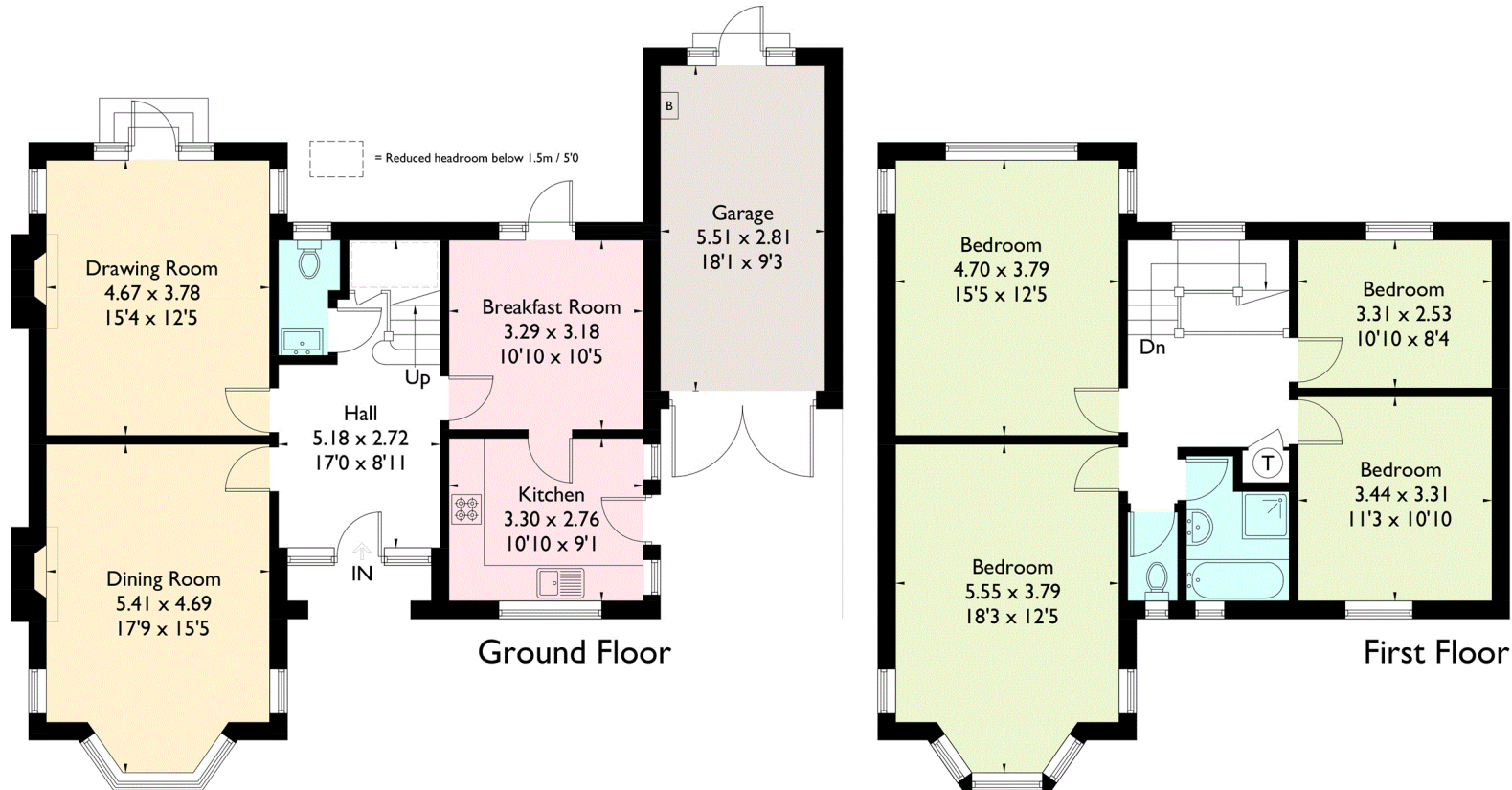
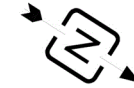
Road Communications: The A21 is to the north of Tunbridge Wells for a direct route to the M25 national motorway network



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## Culverden Park, Tunbridge Wells

Approximate Gross Internal Area = 149.9 sq m / 1614 sq ft  
 Garage = 15.4 sq m / 166 sq ft  
 Total = 165.3 sq m / 1780 sq ft



FLOORPLANZ © 2016 0845 6344080 Ref: 170155

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor 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. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

