



33 Culverden Park Road

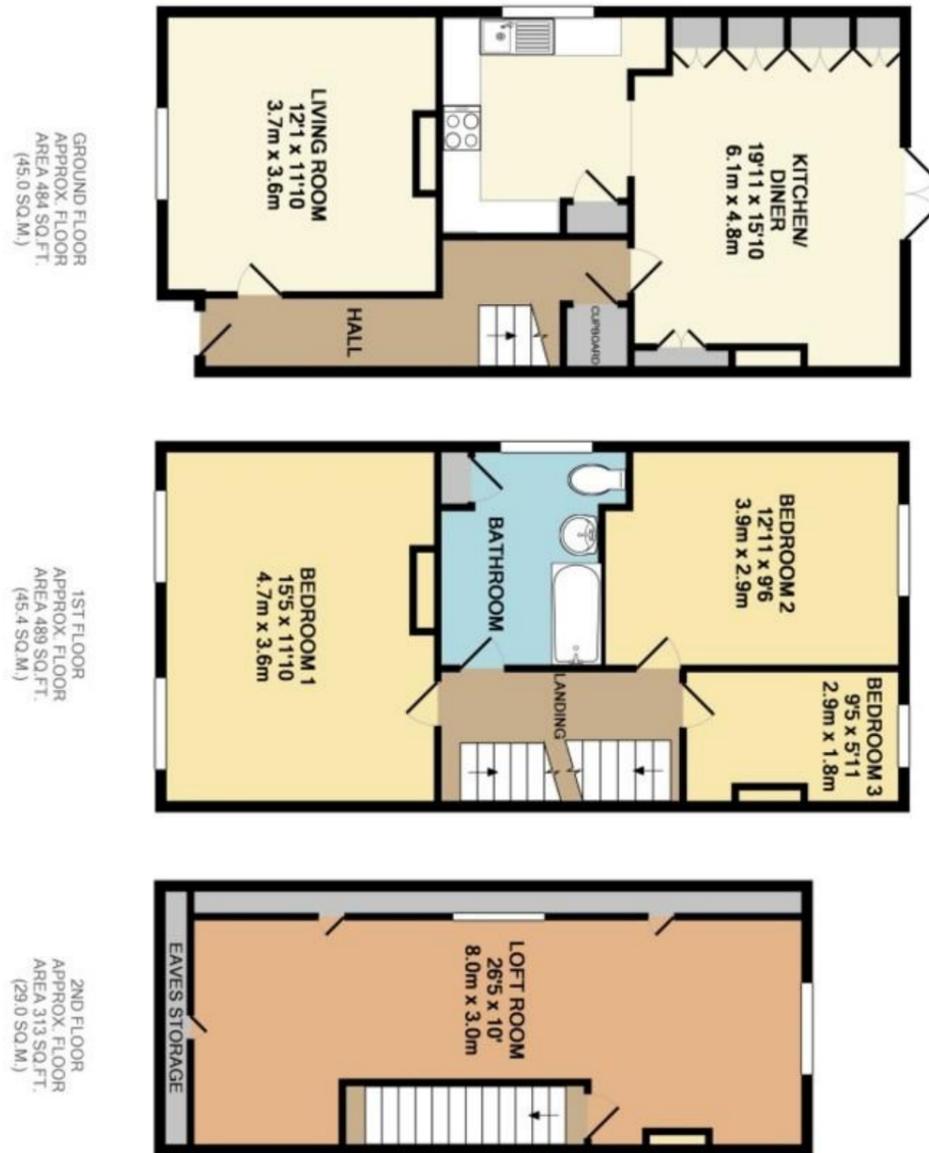
Tunbridge Wells, TN4 9RB

▶ SUMNER PRIDHAM ◀

A beautifully presented 3 bedroom semi detached Victorian house with stylish accommodation arranged over three floors. Sympathetically modernised yet retaining period features. Conveniently located to mainline stations and schools.

Covered Porch, Hall, Living Room, Kitchen/Dining Room, 3 Bedrooms, Attic Room, Bathroom, Gas Fired Central Heating, All Main Services, Courtyard Garden

£499,995 Freehold



TOTAL APPROX. FLOOR AREA 1286 SQ.FT. (119.4 SQ.M.)
Made with Metropix ©2018

29 Vale Road
Tunbridge Wells
Kent
TN1 1BS

www.sumnerpridham.co.uk
info@sumnerpridham.co.uk
01892 516615

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.

33 Culverden Park Road, Tunbridge Wells, TN4 9RB



Bathroom fitted with P shaped bath with rainfall shower above, wall hung washbasin and low-level WC with concealed cistern. Airing cupboard housing hot water cylinder and shelving, window to side, period fireplace, part tiled walls and oak flooring
Alternating tread staircase to an attic room, currently used as a study

Quarry tiled path, low brick wall and gravelled area to the front
Side access gate with area for bin storage
The rear courtyard garden is tiered with a paved patio area, wooden fencing with high hedging and shrubbery borders
Wooden shed covered in Virginia creepers

Close to St John's Recreation Ground providing tennis courts, a bowling green, children's play area and meadowland
Easy walking distance to primary, secondary and grammar schools
Easy walking distance to both Tunbridge Wells and High Brooms mainline stations, both providing a fast commuter service to London Charing Cross and Cannon Street in under an hour

Tunbridge Wells Borough Council Tax Band E
Freehold

From our offices, proceed onto the London Road, over the traffic lights and take the first exit at the roundabout onto St Johns Road. Take the first turning to the left which is Culverden Park and after a short distance turn right into Culverden Park Road. Follow the road round past the Veterinary Surgery and the property will then be found on the left hand side

Strictly by appointment through joint sole agents Sumner Pridham
info@sumnerpridham.co.uk

Property Description

A sympathetically modernised and beautifully presented semi detached Victorian house
Hall with traditional tiling and wooden flooring
Living room featuring open brick fireplace with wood burning stove and fitted shelves in recesses either side, window to front with fitted plantation shutters
Stylish kitchen/dining room with French doors out to the courtyard garden, featuring a wall of bespoke dresser style cupboard and fitted alcove larder cupboard with extending shelving and opening in chimney breast. Tiled flooring continues through to
Kitchen area fitted with an excellent range of white cupboards and drawers with wooden work surfaces, integrated dishwasher, integrated fridge/freezer and space for washing machine and large range cooker. Windows to side
Period staircase to first floor landing
Bedroom 1 with window to front, fitted wardrobe cupboards and period fireplace
Bedroom 2 with window to rear overlooking the garden
Bedroom 3 with window to rear with views over garden, period fireplace

