



36 Culverden Park Road
House - Gross Internal Area : 120.7 sq.m (1299 sq.ft.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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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.



36 Culverden Park Road

Tunbridge Wells, TN4 9QY

SUMNER PRIDHAM

Significantly improved handsome semi-detached Victorian House successfully blending period features with open plan living to the ground floor, well-proportioned rooms arranged over 3 floors in a popular and convenient location to schools and mainline station.

Covered Porch, Hall, Sitting Room, Dining Room, Kitchen, Breakfast Room, 3 Double Bedrooms, ensuite Shower Room, Bath/Shower Room, Study area, Gas Fired Central Heating, Front and Rear Garden with side access.

Guide price £700,000 Freehold





Property Description

- ♦ A beautifully presented and much improved spacious semi-detached Victorian house.
- ♦ Replastered walls throughout.
- ♦ Attractive 'Kahrs' engineered wood flooring throughout the ground floor, including new skirting boards and internal doors.
- ♦ Beautifully light accommodation with open plan ground floor layout.
- ♦ Recessed covered porch with half glazed substantial front door.
- ♦ Hall which features engineered wood flooring which continues throughout the ground floor, moulded cornice and period staircase with carpet runner spanning first and second floor.
- ♦ Beautifully light and well-proportioned ground floor layout designed for open plan living.
- ♦ Sitting room with bay window to the front, attractive shutters, coved ceiling and centre rose, wood burning stove and chimney (cleaned annually), square arch leads into the dining room which benefits from a large sash window looking out to the rear garden.
- ♦ Attractive period fireplace with cast iron and tiled inset and grate, understairs cupboard housing circuit breaker, attractive engineered wood flooring continues through to the kitchen breakfast room.
- ♦ Arranged with extensive quartz worksurfaces over 3 walls incorporating one and a half stainless steel inset sink and chef tap.
- ♦ Appliances include dishwasher, washing machine, wine cooler, large induction hob with extractor above and oven beneath,



- fridge and freezer, comprehensive range of cupboards include pull out recycle bins, box drawers and matching wall mounted cabinets, this is a light room with windows to the side and rear, plus paned door leading out to rear garden.
- ♦ Period staircase leads to the first floor and continues to the second floor with matching carpet, recessed study area off of the landing fitted with display shelves, part vaulted with window.
- ♦ Main bedroom features a bay window to the front with attractive shutters, marble fireplace with cast iron and tiled inset, ensuite shower room with tiled floor, shower cubicle and low level WC, pedestal washbasin and window to front with fitted shutters.
- ♦ Double bedroom 2 with double glazed sash window to the rear, painted cast iron period fireplace.
- ♦ Spacious bathroom has a tiled floor and part tiled walls, panelled bath with separate shower above, chrome towel rail, pedestal washbasin, low level WC, painted period cast iron fireplace with inset, double glazed window to the rear.
- ♦ Double bedroom 3 on the second floor has a sash window to the side with 2 good sized eaves storage cupboards.

Outside

- ♦ Set back from Culverden Park Road with painted brick wall and pillars, paved path to the side of the house with security gate.
- ♦ Rear Garden paved patio to the side and rear of the house leading to a gravelled section with raised planters on 2 sides with 5 matching shaped bay trees, fenced boundaries, outside light and tap.
- ♦ The rear garden enjoys afternoon sun.

Practicalities

- ♦ The improvements to the property also include refurbishment to the bathroom with Roca sanitary wear, refitted kitchen and upgrading to the central heating system and updated radiators.
- ♦ The electricians have also been updated with new fuse box, plug sockets and light switches in brushed steel with many of the lights connected to a dimmer switch.

Location

- ♦ A popular and convenient location to both Primary and Secondary Schools close by are mini Waitrose, Marks and Spencer's as well as independent cafes and shops.
- ♦ Within a mile of the town centre and mainline station with its regular links to London and the coast.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
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