



Huntleys Park, Tunbridge Wells, Kent



3 Huntleys Park, Tunbridge Wells, Kent

An attractive double fronted, neo-Georgian detached house located in this exclusive development in the Culverden area of Tunbridge Wells.

The front door opens up into a light and airy entrance hall with convenient cloakroom located on the right-hand side. The dining room is situated at the front of the property offering high ceilings and views to the outside. The sitting room is of a generous size with large window and French doors, leading out to a beautifully maintained south-west facing garden which has been hand landscaped. The open plan kitchen is considered the hub of the house with solid wood painted kitchen cabinets, integrated appliances, and a range of open shelves, leading to a delightful conservatory that offers access and views to the picturesque garden. There is also a study room to the front and utility room nestled just behind the kitchen which offers direct access to the double garage.

On the first floor, there are five generous sized bedrooms with integrated storage; with a well appointed family bathroom. The principal suite enjoys an attractive outlook with fitted wardrobes and a lovely ensuite bathroom. The second bedroom also offers an ensuite with fitted wardrobes.



Tenure: Freehold

Local authority: Tunbridge Wells Borough Council: Tel 01892 526121

Council tax band: G

Services: Mains water, electricity and drainage. Gas fired central heating.

Situation

The property is situated in the highly sought-after Culverden area of Tunbridge Wells, approximately 1.5 miles from the town centre offering a comprehensive range of supermarkets, boutiques, department stores with many major national stores in Royal Victoria Place. It is also ideally situated for access to number of schools in the area including Rose Hill Preparatory School as well as the numerous primary and secondary schools in the vicinity, including Bishops Down Primary, Skinners, Tunbridge Wells Girls Grammar and the Grammar School for Boys.

Tunbridge Wells Station - 1.5 miles. (London Bridge from 42 minutes).

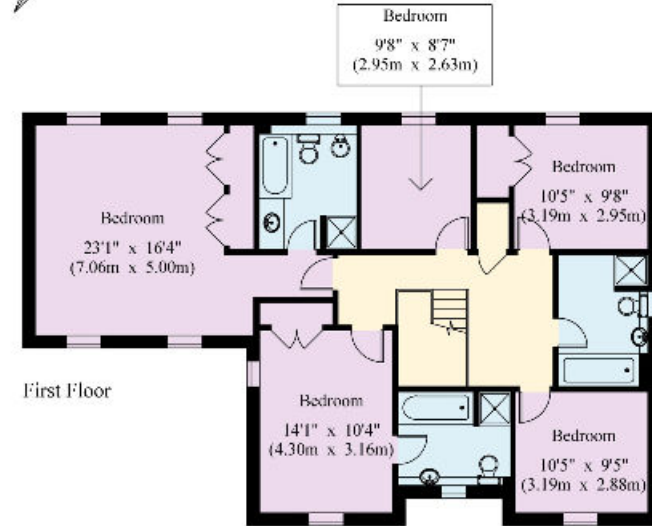
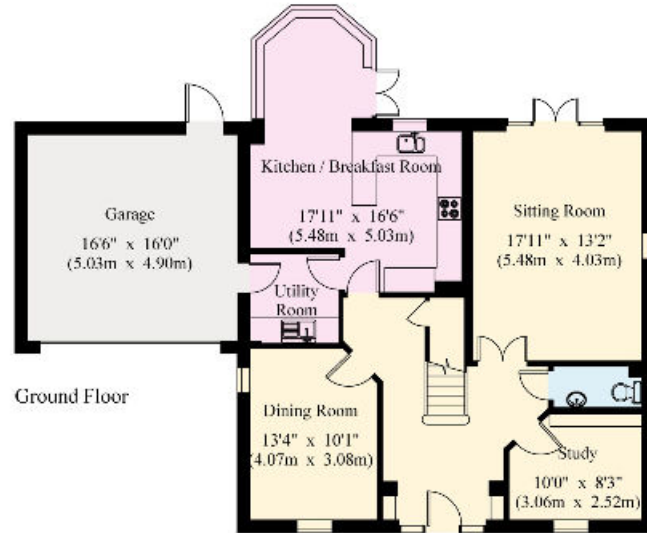
Tonbridge Station - 4.3 miles. M25 (J5) - 14 miles.

(All times and distances are approximate)





The property offers well-proportioned and beautifully presented family accommodation throughout



Directions (TN4 9TD) - From London Road (A26) take the first exit at the roundabout onto Mount Ephraim. Continue on and then take the next left onto Culverden Park and then left again onto Culverden Down Road. After a short distance turn right onto Huntleys Park and then turn left to stay on this road where number 3 is the third property on the left.

Approximate Gross Internal Floor Area
228.3 sq m / 2457sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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