

# Culverden Avenue, Tunbridge Wells, Kent



## 37 Culverden Avenue, Tunbridge Wells, Kent

A delightful detached family home, located in the sought-after St. John's area of Tunbridge Wells, offering well-proportioned and flexible family accommodation set across three floors.

Tunbridge Wells train Station 1.3 miles (London Bridge from 42 minutes). High Street 1.4 miles. Pantiles 1.7 mile. A21 (Pembury) 5.9 miles.

(All times and distances are approximate)











**Tenure:** Freehold

Local authority: Tunbridge Wells Borough Council: 01892 526121

Council tax band: E

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







### The Property

The front door opens up into a spacious hallway, providing access to all the principal living areas; enjoying a range of period features including high ceilings, sash windows and feature decorative fireplaces.

The ground floor comprises of a good-sized living room with large bay window and wrought iron feature fireplace and a separate dining room with fitted shelving. The open plan kitchen/breakfast room is considered the hub of the home, offering solid, hand painted wall and base units and a gas fired AGA; double doors lead to a delightful decking area with steps leading down to the picturesque garden.

There are five generous size bedrooms with two large family bathrooms spread across the first and second floor. The principal bedroom is a wonderful space, offering built in wardrobes and traditional windows with views to the outside.

To the rear, the garden is mainly laid to lawn, with a raised decking area off the kitchen/breakfast room, with a brick pathway leading to the wild garden. There are a range of shrubs and trees, including an old apple tree, wisteria, azalea, peony and two young acers. The brick pathway continues wrapping round the side of property, with two recessed outdoor storage cupboards and steps to the side gate.

### Situation

The property is situated in a sought-after location close to the centre of Tunbridge Wells, it is within easy reach of the principal shopping areas with many major national stores in Royal Victoria Place. The property is well placed for the mainline station as well as a variety of choices of bars, restaurants and boutiques in the Pantiles and the Old High Street.

The area is renowned for an excellent choice of educational facilities within the state and private sectors and the property is well situated for access to the highly regarded Bishops Down and Rose Hill Primary School as well as the various grammar schools for boys and girls in Tunbridge Wells and Tonbridge.



















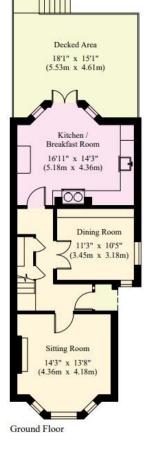


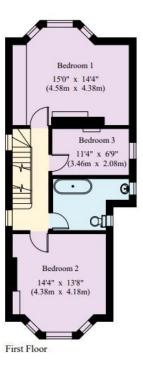
#### **Approximate Gross Internal Floor Area** 176.8 sq m / 1903 sq ft

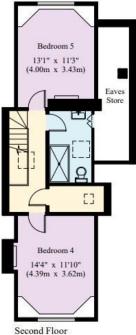
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

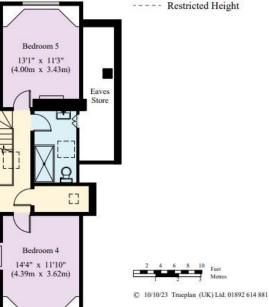
#### **Directions (TN4 9RE)**

From London Road (A26), take the first exit at the roundabout to Mount Ephraim, After 0.3 miles, turn left on to Culverden Down. and after 0.1 miles, turn right on to Culverden Avenue, where no 37 can be found after a short distance on the left-hand side.









Knight Frank

**Tunbridge Wells** 

47 High Street I would be delighted to tell you more

Tunbridge Wells **Ross Davies** 01892 515035 Kent TN1 1XL

ross.davies@knightfrank.com knightfrank.co.uk

recycle

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated October 2023. Photographs and videos dated October 2023.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

