

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, electricity 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.



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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.
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