



Alexandre Boyes

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41 Culverden Park, Tunbridge Wells, TN4 9QU



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- Entrance Hall
- Cloakroom
- Sitting Room
- Kitchen/Breakfast Room
- Dining / Family Room
- Office
- Utility Room
- Four Bedrooms
- Two Ensuite Shower Rooms
- Bathroom
- Garden Store
- Large Garden
- Garage and Parking
- Direct access to Great Culverden Park.



Occupying a prime position in one of Tunbridge Wells' most sought after roads, this elegant four bedroom detached home offers an exceptional opportunity for those seeking space, seclusion and a truly special location. Set within a generous plot, this property boasts a beautifully maintained and expansive garden that backs directly onto the stunning Great Culverden Park – a private nine acre green space joint owned by the residents, offering a peaceful woodland retreat just moments from Mount Ephraim.

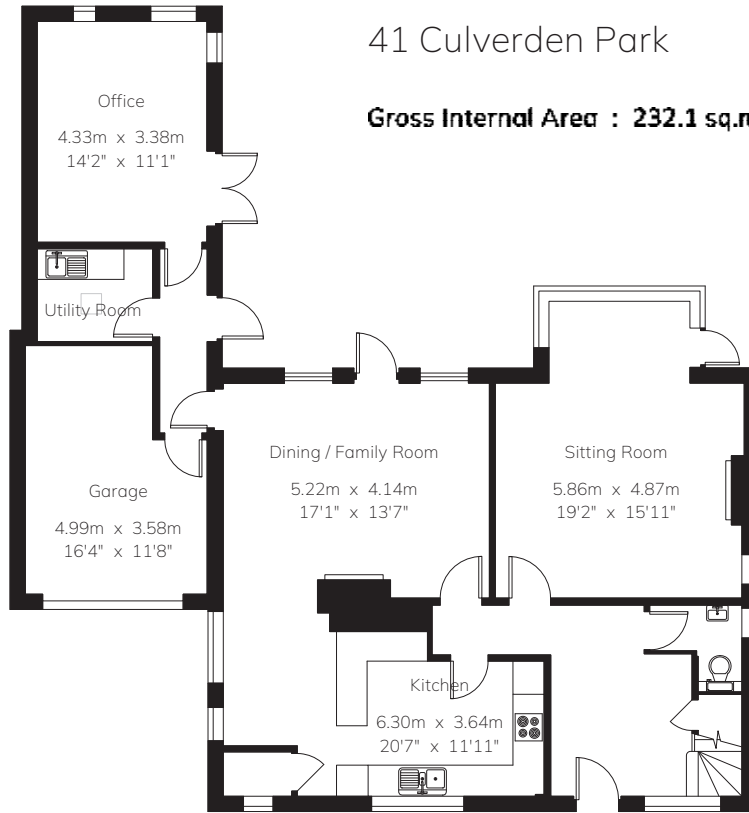
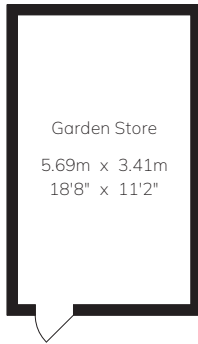
This well proportioned home is ideal for family living, offering spacious and versatile accommodation throughout with close proximity to both top rated schools and the vibrant town centre. Tunbridge Wells station, with fast rail links to London and the coast, is within walking distance, as are a range of local shops, restaurants and cafes. Viewing highly recommended.

Viewing Strictly by appointment with Alexandre Boyes 01892 354080. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property

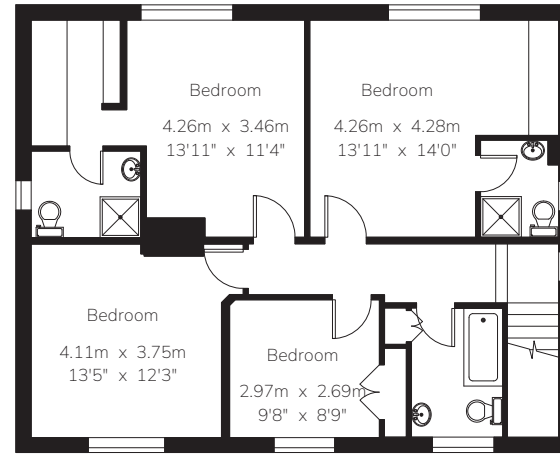


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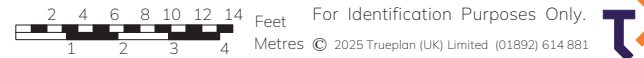
Gross Internal Area : 232.1 sq.m (2498 sq.ft.)



Ground Floor



First Floor



Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTES

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. 3. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agents.

