



## AN ATTRACTIVE THREE BEDROOM FAMILY HOME CLOSE TO THE TOWN CENTRE

CULVERDEN AVENUE  
TUNBRIDGE WELLS, KENT, TN4 9RE

**Unfurnished, £2,000 pcm** + fees and other charges apply.\*

**Available now**





• Attractive family home • 2 bathrooms • 2 reception rooms • 3 double bedrooms • spacious family living • walking distance to main line station • close to town centre • EPC rating = D • Council tax = E

### Situation

Culverden Avenue is in a convenient location for walking into the town centre and is in close proximity to many of the excellent schools in Tunbridge Wells. Comprehensive Shopping: Royal Tunbridge Wells with the Victoria Place Shopping centre and the historic Pantiles and High Street offers a wide selection of shopping facilities from Marks & Spencer and Fenwicks to smaller speciality shops. Mainline Rail Services: Tunbridge Wells to Charing Cross or Cannon Street - 50/60 minutes.

### Description

This attractive family home is set over 3 floors offering spacious family living in a sought after location.

Recently refurbished, the property consists of 2 reception rooms, one with open fireplace and bay window. The light filled, modern fitted kitchen comes with integrated appliances. On the first floor are 2 double bedrooms and a family shower room and the third floor offers the master suite with en-suite bathroom.

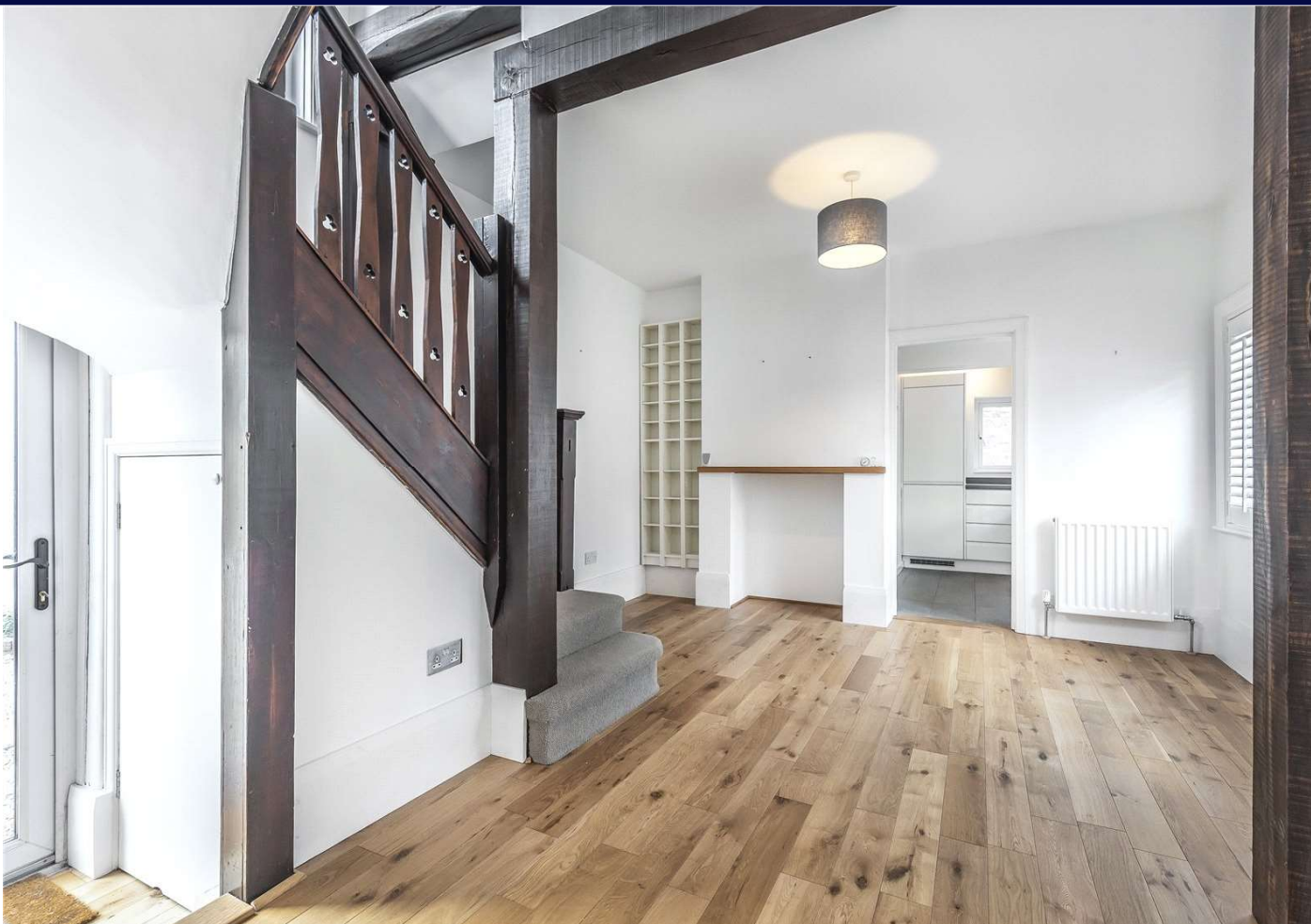
Externally, there is a good sized, low maintenance gravelled garden.

### Energy Performance

A copy of the full Energy Performance Certificate is available on request.

### Viewing

Strictly by appointment with Savills.



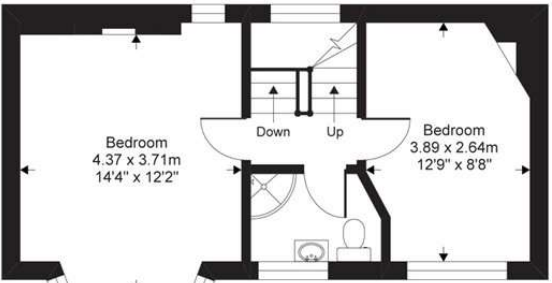
# Culverden Avenue, Tunbridge Wells, TN4

Gross internal floor area (approx):

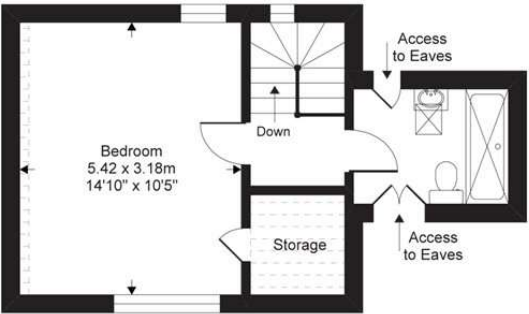
107.2 sq m / 1155 sq ft (Excludes Restricted Head Height & Stores)

For Identification only - Not to scale

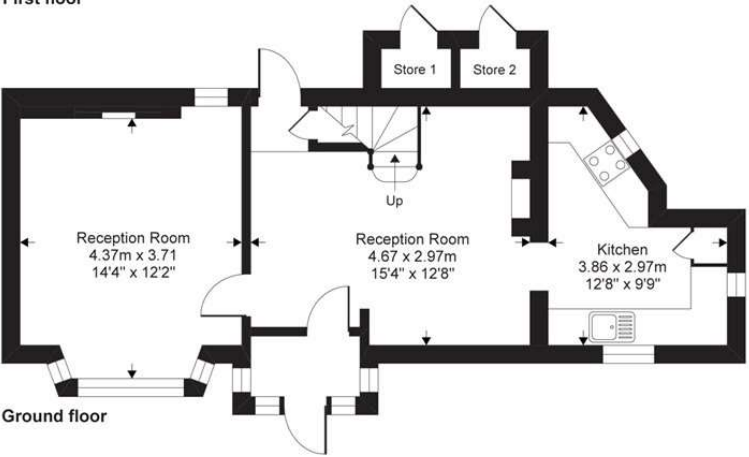
Niche Communications



First floor



Second floor



Ground floor

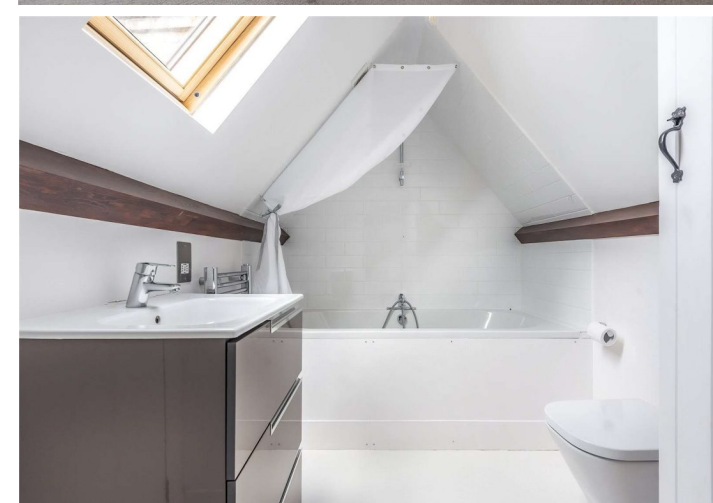
Denotes restricted head height

## FLOORPLANS

Gross internal area: 1155 sq ft, 107.3 m<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

\*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190603AAMW

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**Tunbridge Wells Lettings**  
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