



3 Bedroom Semi-Detached House with Courtyard Garden in Popular St Johns

This three bedroom semi-detached house sits in the heart of popular St Johns. The modern kitchen is well equipped with dishwasher, washer dryer, five ring gas hob and wine cooler. There is a living room with feature fireplace and a separate dining room with under stairs cupboard. Upstairs there are two double bedrooms, a single/study, and a family bathroom. Outside there is an enclosed paved courtyard garden. Double glazing throughout, gas central heating, EPC band D. Unrestricted street parking available on neighbouring roads. Freehold. Chain free. Viewing highly recommended.





Bedroom 3 / Study 8' 4" x 5' 7" (2.53m x 1.69m)

The third bedroom/study has a double glazed window that overlooks the courtyard garden, and a radiator with thermostatic valve.

Courtyard Garden

The enclosed courtyard garden is paved. There is a back gate that leads to the front of the property, an outside tap and a flower bed.

EPC & Council Tax

Energy Performance Certificate band D. Council tax band C, £1827.02 for 2023/24.

Parking

There is unrestricted street parking available within a short walk of the property.

Location

The property sits on Culverden Down, a short walk to the St Johns Road with its wide variety of local shops and cafes. Tesco Express is a 4 minute walk away, and M&S Simply Food is 3 minutes away. St Johns Park is a 4 minute walk. Tunbridge Wells mainline station is just under a mile. Royal Victoria Place shopping centre is a 15 minute walk. The house is convenient for schools with bishops Down, Rose Hill, St Johns, St Augustines, Bennet, TWGGS, Skinners and TWBGGS all walking distance.

ACCOMMODATION

Modern Kitchen 15' 4" x 7' 10" (4.68m x 2.4m)

The modern kitchen is well equipped with a stainless steel sink and mixer tap, dishwasher, washer dryer, five ring gas hob and fan oven. There is an integrated fridge freezer, microwave and wine cooler. The kitchen also has a small utility area with separate sink. A back door leads to the courtyard garden.

Living Room 11' 11" x 10' 9" (3.63m x 3.28m)

The living room has a feature fireplace and a double glazed window that overlooks the front of the property. There is a radiator with thermostatic valve and a TV point.

Dining Room 11' 11" x 10' 5" (3.63m x 3.17m)

The dining room has a double glazed window that overlooks the courtyard garden. There is a door that leads into the kitchen, an under stairs cupboard and a radiator with thermostatic valve.

Master Bedroom 11' 11" x 10' 9" (3.63m x 3.28m)

The master bedroom has a double glazed window that overlooks the front of the property. There is a fitted wardrobe cupboard, a TV point and a radiator with thermostatic valve.

Bedroom 2 11' 3" x 7' 10" (3.43m x 2.4m)

The second double bedroom has a double glazed window that overlooks the courtyard garden, and a radiator with thermostatic valve.

Family Bathroom

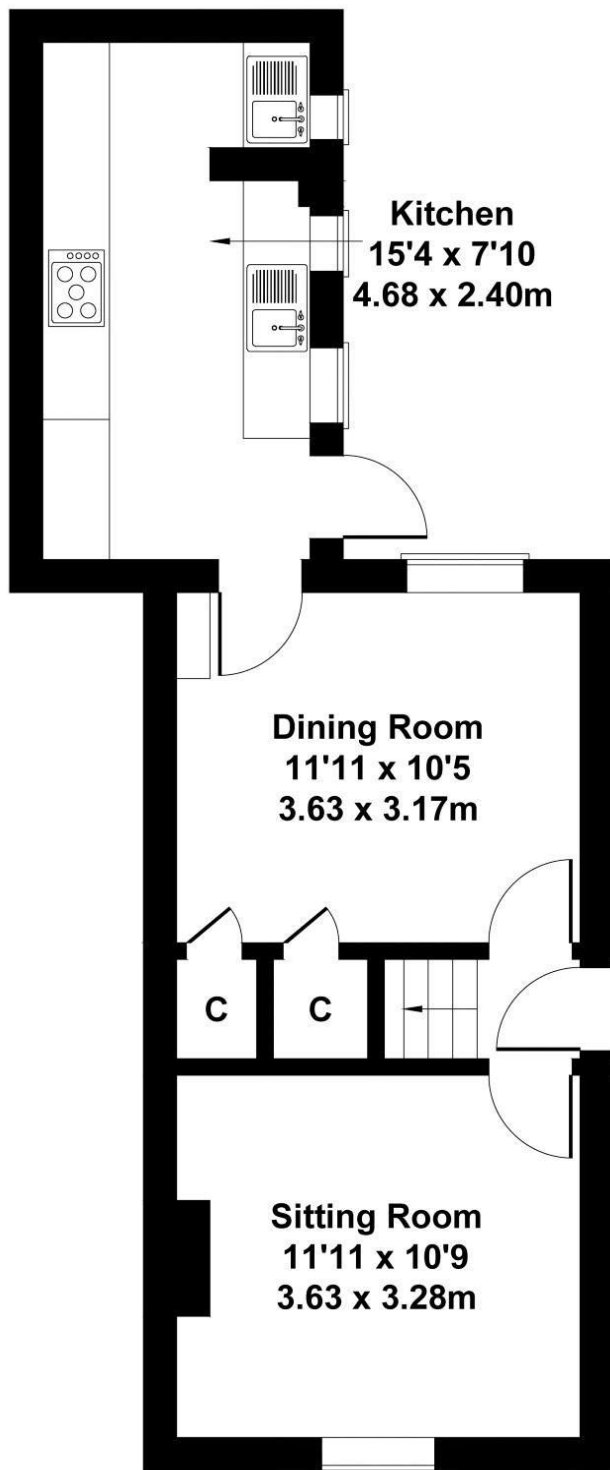
The upstairs family bathroom has a full length bath with shower over, a WC and a pedestal basin with mixer taps. There is a stainless heated towel rail, a wall mounted mirror and an extractor fan.



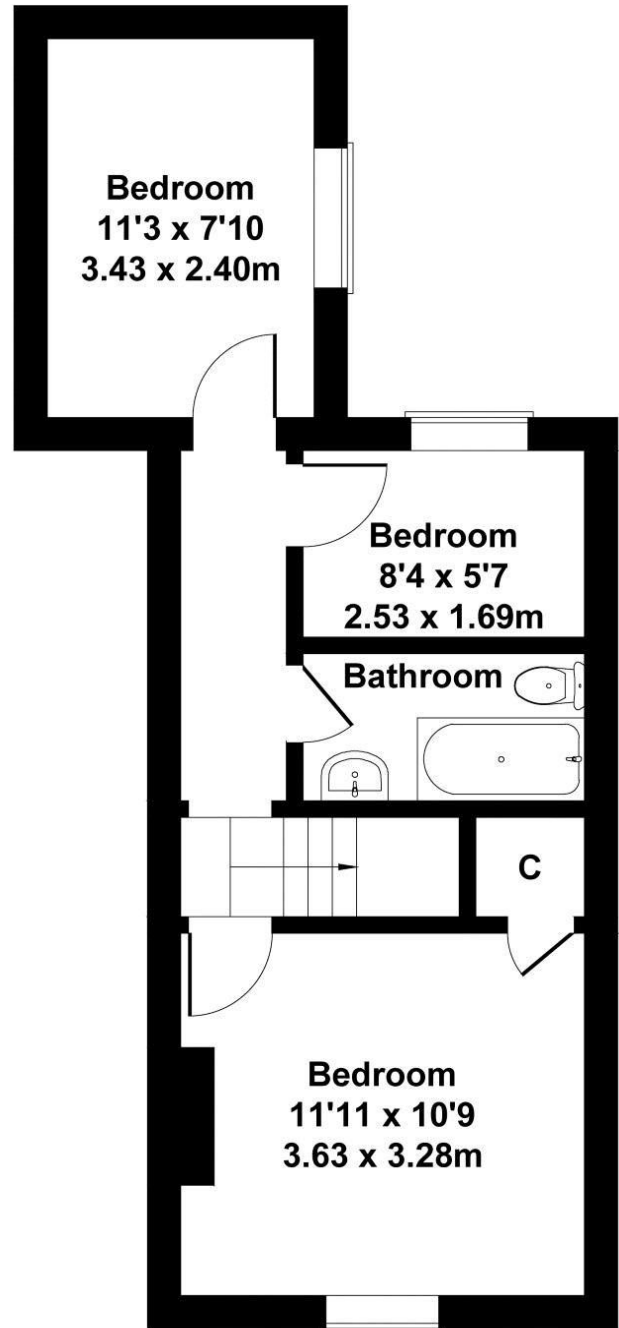


Culverden Down, TN4 9SB

Approximate Gross Internal Area
818 sq ft - 76 sq m



GROUND FLOOR



FIRST FLOOR

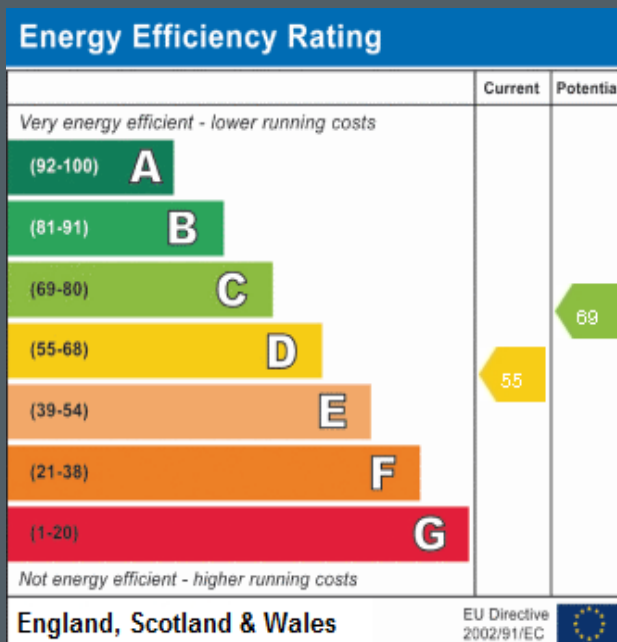
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