



'Our Focus Determines Your Reality'



29 Angley Road
Cranbrook
Kent
TN17 3LR



Sitting Room * Dining Room * Fitted Kitchen

Principal Bedroom with Ensuite * Three Further Bedrooms
Family Bath/Shower Room

Attractive Landscaped Garden * Off Road Parking



DELIGHTFUL FAMILY HOME

This delightful property provides a well-proportioned family home complimented by attractive well-stocked gardens and is located in the sought after Wealden Town of Cranbrook within walking distance of the town centre and Angley Woods which are on the doorstep.

The accommodation consists of an entrance hall, a sitting room with bay window and log burning stove, a dining room opening into a fitted kitchen with door leading out to the paved terrace, on the ground floor.

On the first floor there three bedrooms and a family bath/shower room. The principal bedroom with ensuite shower room is situated on the second floor.

Outside there is a herringbone brick drive providing off road parking with steps leading up to the front door. The stunning garden to the rear is tiered with retaining walls used to create different areas for relaxing and for play, with areas of lawn and paved terrace.



CRANBROOK

Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports and social activities.

SCHOOLS AND CONNECTIONS

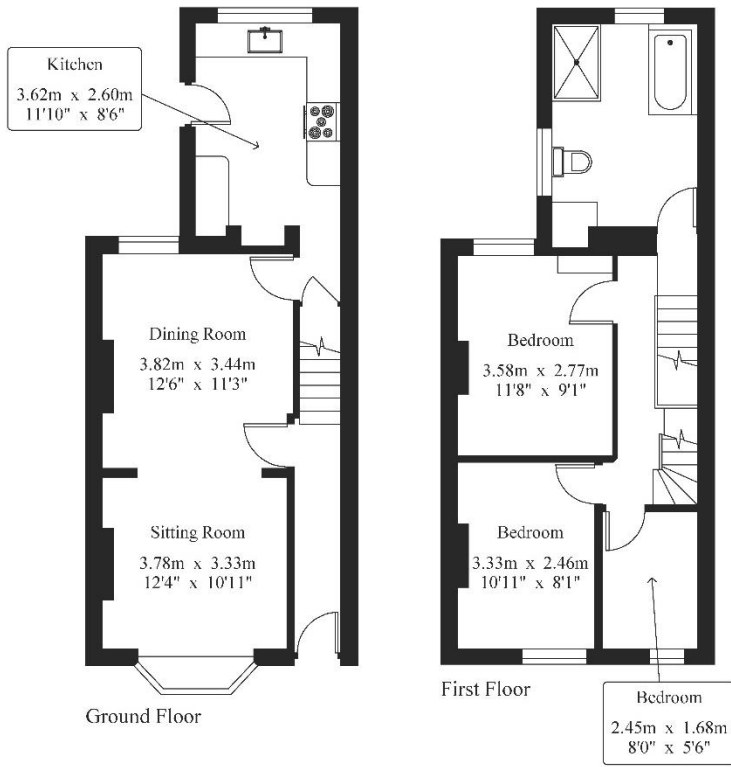
The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School.

The A21 offers excellent links to the M25 and other motorways. The mainline station at nearby Staplehurst offers trains to London Bridge, Waterloo, Charing Cross and Cannon Street.



Pendennis

Gross Internal Area : 108.3 sq.m (1,165 sq.ft.)



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SERVICES

All mains services connected. Gas fired central heating.

EPC Rating: D – full details available on request

Tunbridge Wells Borough Council - Council Tax Band D

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

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