



‘Our Focus Determines Your Reality’



Cranbrook
Kent
TN17 3LL



Entrance Hall * Sitting Room * Dining Room * Conservatory
Fitted Kitchen * Cloakroom

Principal Bedroom * Second Double Bedroom
Further Bedroom * Family Bathroom

Attractive Enclosed Garden * Integral Garage/Utility
Off Road Parking



STYLISH ATTACHED FAMILY HOME

Offering a well-presented, family home in attractive gardens, this stylish property is conveniently located on the outskirts of Cranbrook, with both the Town Centre and renowned Cranbrook School within walking distance.

The accommodation consists of an entrance hall, a sitting room with fireplace opening into a dining room with fireplace and doors to the conservatory, a fitted kitchen with door to the driveway and also into the integral garage/utility room. There is also a cloak room on the ground floor.

On the first floor there is a principal bedroom with built-in storage, a second double bedroom, a further bedroom and a family bathroom.

Outside a brick drive, bordered with a lawn and mature hedging, leads to the garage and provides additional parking. There is an attractive enclosed garden to the rear, with a paved terrace and slightly elevated lawn.



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.

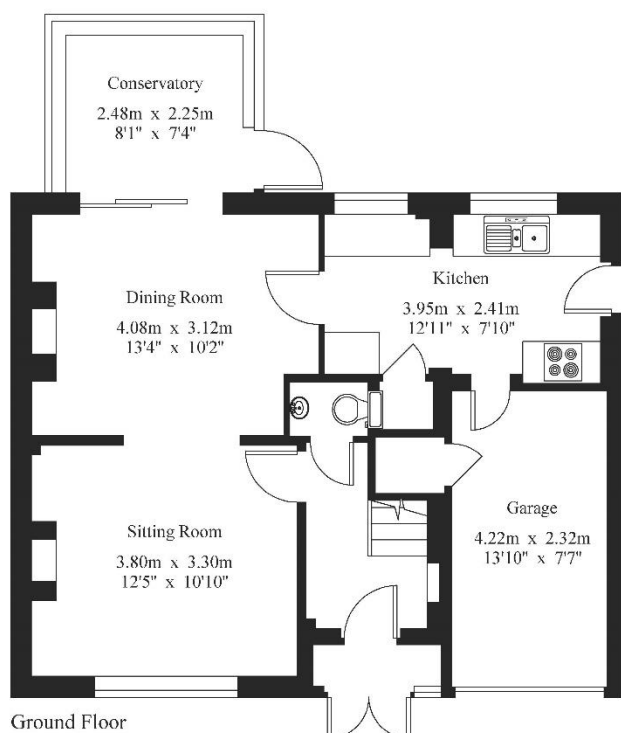
The A21 offers excellent links to the M25 and other motorways. The mainline station at nearby Staplehurst offers trains to London Bridge, Waterloo, Charing Cross and Cannon Street.



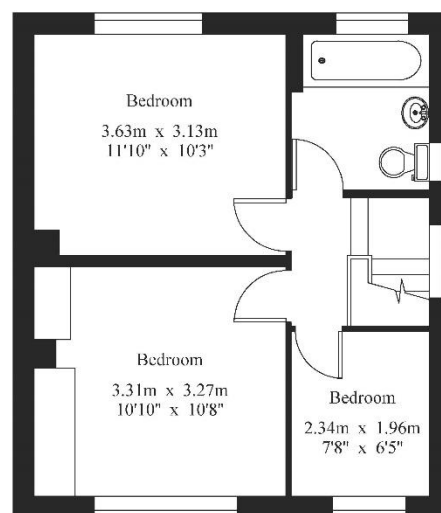
3 Greenway

Gross Internal Area : 98.8 sq.m (1063 sq.ft.)

(Including Garage)



Ground Floor



First Floor



For Identification Purposes Only.

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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.

Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com