



‘Our Focus Determines Your Reality’



WHEATFIELD WAY
Cranbrook
Kent
TN17 3LX



Entrance Hall * Sitting/Dining Room * Conservatory * Kitchen
Master Bedroom * Further Double Bedroom
Family Shower Room

Delightful Garden * Garage * Off Road Parking



ATTRACTIVE ATTACHED BUNGALOW

Within walking distance of the centre of the sought after Wealden town of Cranbrook, renowned for its church, windmill and school, this attractive attached bungalow offers comfortable accommodation set in delightful gardens.

The accommodation consists of a porch leading to an entrance hall, triple aspect sitting/dining room opening into the fitted kitchen with door to the driveway, a conservatory, master bedroom, further double bedroom and family shower room.

Accessed via a driveway providing off road parking and adjoining an area of lawn with flower and shrub borders. A gate from the driveway leads to the terrace to the rear, steps lead to a brick path which surrounds an area of lawn and adjoins well stocked mature flower and shrub beds. A door leads from the terrace into the garage.



CRANBROOK

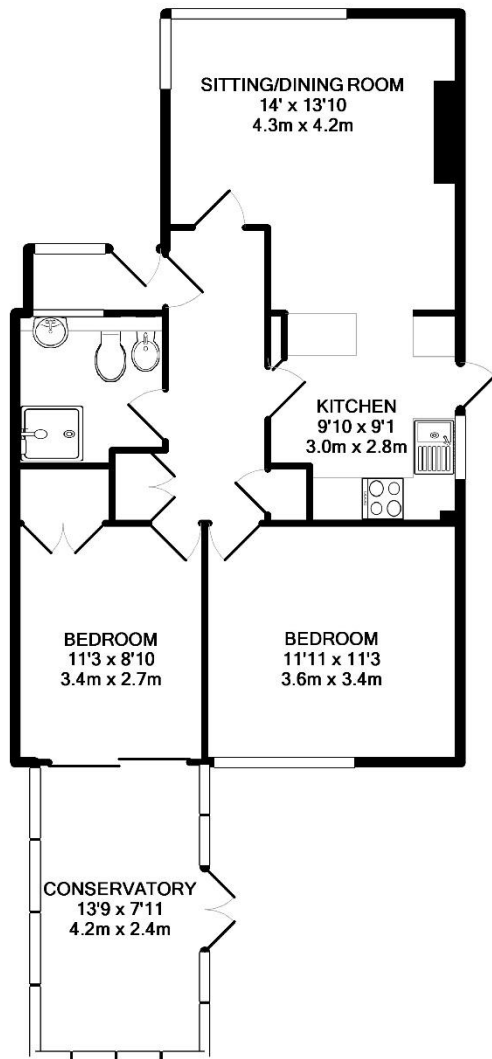
Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports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



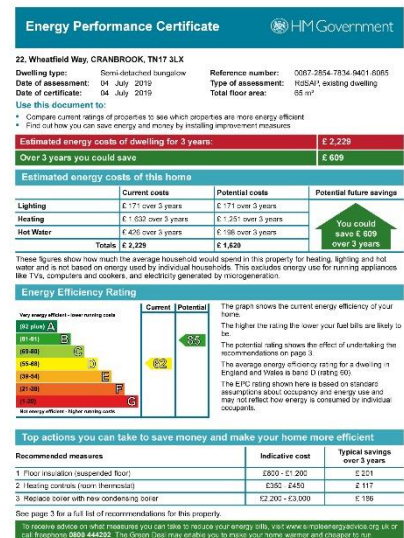


TOTAL APPROXIMATE USABLE INTERNAL FLOOR AREA 745.9SQ.FT. (69.6SQ.M)
(not to scale - for layout purposes only)

(no guarantee is given to the square footage of the property, the figure given is for initial guidance only)
(please note that the fixtures and fittings are not necessarily included in the sale)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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SERVICES

All utilities connected. Gas fired central heating.

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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