



'Our Focus Determines Your Reality'



Angley Road
Cranbrook
Kent
TN17 2PG



Sitting Room * Dining Room * Snug * Kitchen
Principal Bedroom with Ensuite * Two Further Double Bedrooms
Family Shower Room

Attractive Garden with Summer House * Detached Garage
Off Road Parking



CHARMING SINGLE STOREY HOME SET IN DELIGHTFUL GARDENS

This single storey home offers generous rooms, enclosed garden and a garage. Located within the sought after Wealden Town of Cranbrook, the property is within walking distance of the town centre.

The well-proportioned accommodation consists of a sitting room with doors to the garden, a dining room, a snug with fireplace and a fitted kitchen with door to the garden. There is a principal bedroom with ensuite bathroom, two further double bedrooms and a family shower room.

Outside the attractive enclosed garden is laid predominantly to lawn interspersed with a number of mature trees. Manicured hedges are a feature of the garden to the front and rear. There is a pond, a Summer House and an elevated paved terrace, ideal for enjoying the garden. Also available is a garage and off road parking.

The property is ideally situated within walking distance of the town centre and the well-regarded Cranbrook School.



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

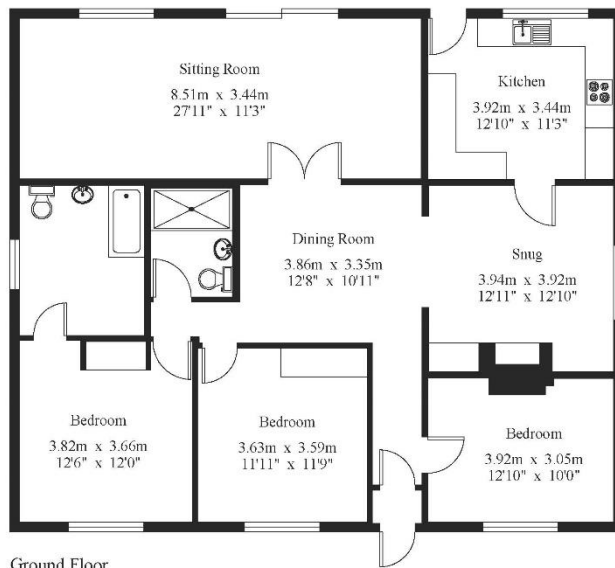
The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School.

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.

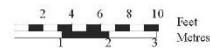
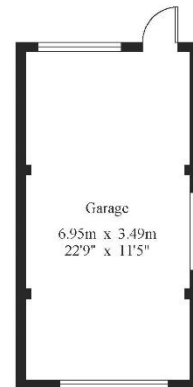


St Annes

Gross Internal Area : 158 sq.m (1,700 sq.ft.)
(Including Garage)



Ground Floor



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SERVICES

Mains electricity, water and drainage. Oil fired central heating

EPC Rating: E - full details available on request

Tunbridge Wells Borough Council - Council Tax Band E

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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