



'Our Focus Determines Your Reality'

# Hartley Road Cranbrook Kent TN17 3QT



## BUNGALOW FOR REDEVELOPMENT

Rarely available opportunity to purchase a bungalow of non-standard construction for redevelopment, internal square footage approximately 505sq.ft. Planning permission not yet applied for, so the plot offers a blank canvas with all utilities in place.

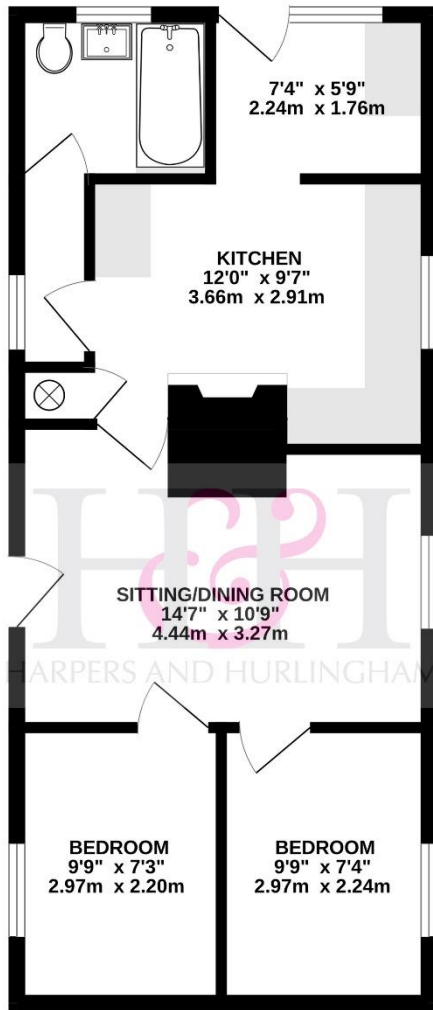
## CRANBROOK

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 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 INTERNAL FLOOR AREA 504.8SQ.FT. (46.8SQ.M.)  
(no guarantee is given to the square footage of the property, the figure shown is for initial guidance only)  
(not to scale, for layout purposes 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 floorplan 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 mains utilities connected.

Tunbridge Wells Borough Council - Council Tax Band C

EPC Rating: n/a

Covenants exist regarding the distance from the road that the property can be built, and the maintenance of the fencing. There is also an easement relating to water pipes/drains with the neighbour.

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](mailto:enquiries@harpersandhurlingham.com)  
[www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)