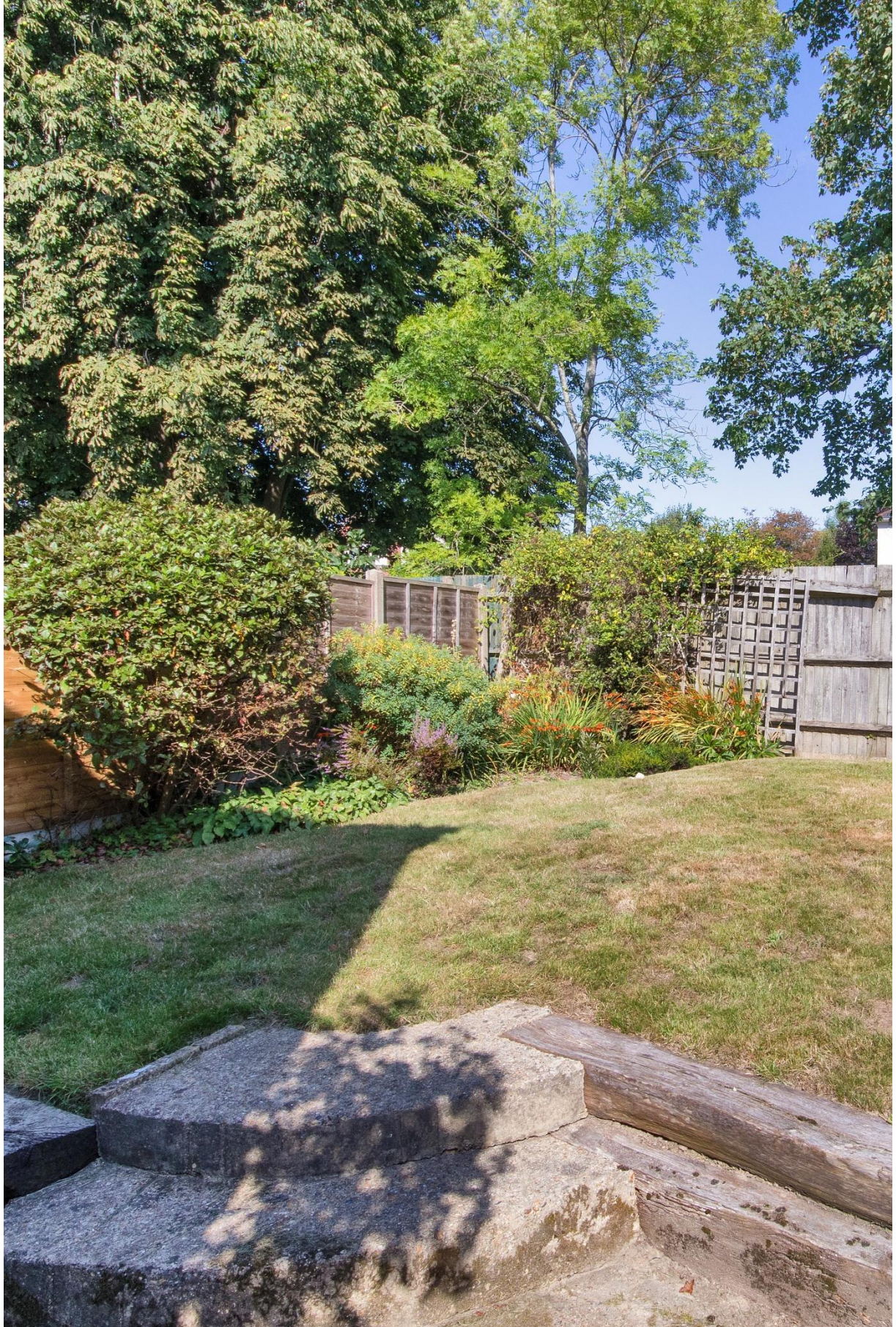




'Our Focus Determines Your Reality'



GODDARDS CLOSE
Cranbrook
Kent
TN17 3LJ



Entrance Hall * Sitting/Dining Room * Kitchen

Principal Bedroom, Ensuite * Further Double Bedroom
Family Bathroom

Attractive Enclosed Garden



TUCKED AWAY END OF TERRACE HOME

Within walking distance of all the local amenities including the renowned Cranbrook School, this well-proportioned end of terrace home is situated on a no through road on the edge of the sought after Wealden Town of Cranbrook.

The accommodation consists of an entrance hall, sitting/dining room with door to the garden and a fitted kitchen on the ground floor.

On the first floor, there is a principal bedroom with ensuite shower room, a further double bedroom and a family bathroom.

Outside a path leads to the porch which opens into the entrance hall. The enclosed garden to the rear has a paved terrace with steps leading up to an area of lawn with a mature flower and shrub bed.



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

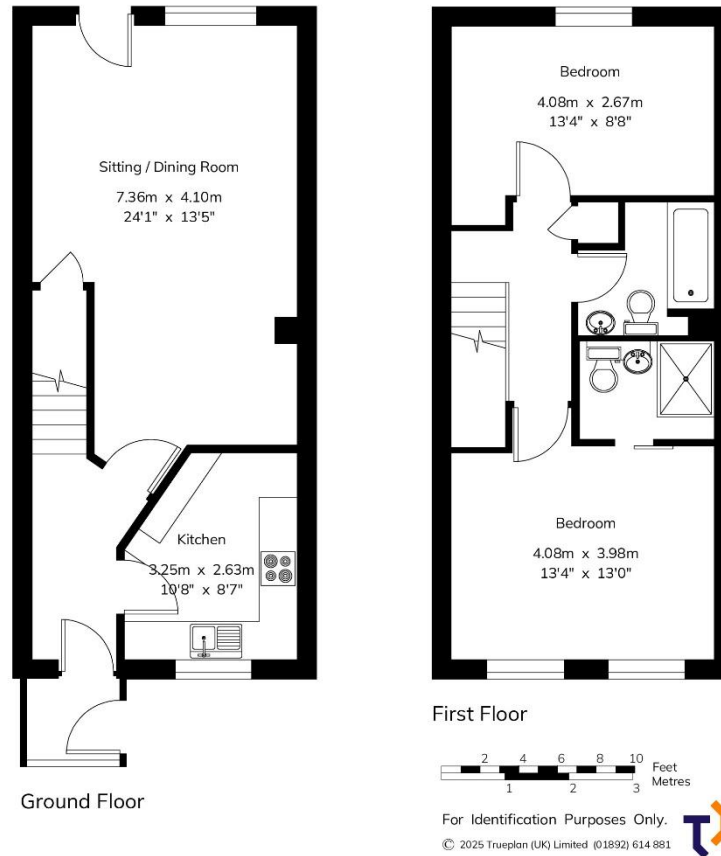
The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans and Dulwich Prep School.

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.



3B Goddards Close

Gross Internal Area : 85.2 sq.m (917 sq.ft.)



SERVICES

All mains utilities connected. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band C

EPC Rating: C

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