



Lambert & Foster



HARTLEY COURT GARDENS

CRANBROOK | KENT | TN17 3QY

Set in a quiet cul-de-sac location on the outskirts of this popular Wealden town lies this neatly presented three double bedroom semi detached house, complemented by front and rear gardens, garage, ample parking and further potential to extend (Subject to planning permission). Cranbrook School catchment area.

Guide Price £375,000

FREEHOLD



HARTLEY COURT GARDENS

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10 Hartley Court Gardens is a well presented semi detached family house. Accommodation is arranged over two floors and comprises; entrance hallway with storage cupboard and cloakroom, leading to a double aspect reception/diner with feature electric fireplace and aspect to the rear with sliding patio doors enjoying a pleasant outlook across the garden. The fitted kitchen has a rear aspect and single door to the garden. Arranged over the first floor galleried landing are three double bedrooms and a family bathroom. The loft has been fully boarded and there is a pull down ladder.

Outside, there is a secluded rear garden with lawn and patio areas to enjoy. The Pergola is a nice touch and provides a great space to relax. The large front garden is mainly laid to lawn and there is an attached garage with ample parking to the front.

Mainline rail services to London Charing Cross and Cannon Street run from Staplehurst, Headcorn and Marden stations. Trains to Gatwick airport are available from Tonbridge. A high speed train service runs from Ashford to London St Pancras in 37 minutes. Motorway links: The M25 via the A21 can be accessed at J5 and the M20 via J8 both providing links to Gatwick and Heathrow airport and other motorway networks. Leisure/sporting facilities include golf clubs at Dale Hill and Rye, Risebridge Health Club in Goudhurst, sailing and fishing at Bewl Water, riding, walking, mountain bike trails, climbing and activity centre in Bedgebury Forest and Pinetum.



- Total floor area approximately 1016 ft² (including garage)
- Entrance hall
- Cloakroom
- Double aspect sitting/diner
- Fitted kitchen with two seater breakfast bar
- Three double bedrooms
- Family bathroom
- Fully boarded loft with pull down ladder
- Front and rear gardens
- Attached garage and ample parking
- Potential to extend (subject to planning permission)
- Staplehurst mainline station approximately 6 miles distance
- Cranbrook School catchment area

DIRECTIONS

From our office in Cranbrook proceed up the high street, bearing left at the War Memorial onto the A229 in the direction of Hawkhurst. Continue on, looking for the right hand turning into Hartley Court Gardens. No.10 will be found mid-way up on the left-hand side.

GENERAL

Tenure: Freehold

Services: Mains electricity, water and drainage. Mains gas fired central heating

Local authority: www.tunbridgewells.gov.uk

Council tax: Band D **EPC:** D (64)

VIEWING

By appointment only.

Cranbrook Office: 01580 712888.

FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

10 Hartley Court Gardens, Cranbrook, TN17 3QY

Approximate Area = 874 sq ft / 81.2 sq m

Garage = 142 sq ft / 13.2 sq m

Total = 1016 sq ft / 94.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Lambert and Foster Ltd. REF: 1041135

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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Weald Office, 39 High St,
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TN17 3DN

HYTHE, KENT

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Hillhurst Farm, Stone St,
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