



Lambert & Foster



2 HEATHWOOD COTTAGES

GOUDHURST ROAD | CRANBROOK | KENT | TN17 2PT

A well presented, mid terraced Victorian cottage providing two/three bedroom accommodation, complemented with off road parking and private courtyard and garden.

Cranbrook School catchment area.

Being sold via secure sale, terms & conditions apply

Starting offers £300,000

FREEHOLD



2 HEATHWOOD COTTAGES

GOUDHURST ROAD | CRANBROOK | KENT | TN17 2PT

2 Heathwood Cottages is a well presented, mid terraced Victorian cottage of brick built elevations under tiled roof and UPVC windows throughout.

The well presented accommodation is arranged over three floors with entranced porch leading into the lounge with decorative fireplace, a hatch down to the cellar which has been tanked and room for an office/gym/bedroom. The kitchen fitted with base and eyelevel cupboards with access into the conservatory with fitted bench seating and space for dining table.

Split level staircase leading to the two bedrooms which are arranged over the first and second floors, the first floor principle bedroom and family bathroom. A further split level staircase leads up to bedroom two with dressing area, dormer window to the front and Velux window to the rear.

Outside, to the front is off road parking for two cars. The rear garden accessed to the side of the neighbouring property to the private courtyard and a dog legged terraced garden with timber garden studio & workshop and pergola.



- Total floor area approximately 998 sq ft / 92.7 sq m
- Canopy porch
- Lounge
- Cellar with space for office/gym/bedroom
- Fitted kitchen
- Conservatory
- Two bedrooms
- Family bathroom with corner bath and separate shower
- Private courtyard
- Terraced garden with timber garden studio & workshop and pergola
- Staplehurst & Marden main line stations both approximately 6 miles
- Cranbrook School catchment area

DIRECTIONS

From the Wilsley Pound roundabout on the edge of Cranbrook, follow the A262 in the direction of Goudhurst/Tunbridge Wells. Continue on and as the road rises from a dip the property is found on the right on the Marden Road turn off.

GENERAL

Tenure: Freehold

Services: Private drainage. Calor gas fired central heating with all other mains services (electricity and water) connected but not tested

Broadband coverage: Standard & superfast

Mobile coverage: EE, Three & O2 - Likely Vodafone - limited

Local authority: www.tunbridgewells.gov.uk

Council tax: Band C **EPC:** F (36)

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.

Goudhurst Road, Cranbrook, TN17

Approximate Area = 998 sq ft / 92.7 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). © nichecom 2024. Produced for Lambert and Foster Ltd. REF: 1155012

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325
77 Commercial Road,
Paddock Wood,
Kent TN12 6DS

CRANBROOK, KENT

Tel. 01580 712 888
Weald Office, 39 High St,
Cranbrook, Kent
TN17 3DN

HYTHE, KENT

Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe,
Kent CT21 4HU

WADHURST, SUSSEX

Tel. 01435 873 999
Helix House, High Street,
Wadhurst, East Sussex
TN5 6AA

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