



# Lambert & Foster



## 36 FRYTHE WAY

CRANBROOK | KENT | TN17 3AT

*A two double bedroom semi detached house which has been improved with newly fitted kitchen, UPVC windows and re wire and now offers scope for further interior updating and extension (STPP), complemented by lovely front and rear gardens with off road parking, all conveniently located within the town. Cranbrook School catchment area.*

Guide Price £325,000

FREEHOLD





## 36 FRYTHE WAY

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36 Frythe Way is an ex-local authority semi-detached house presenting brick elevations beneath a pitched tiled roof. The accommodation is arranged over two floors and briefly comprises of; entrance hallway, double aspect sitting room with feature log burner and sliding patio doors, newly fitted kitchen/dining room with garden views, pantry and utility room with side access. To the first floor, two double bedrooms both with garden views and a three piece family bathroom. The loft has a pull down ladder and is part boarded. This property now offers fantastic scope for further interior updating and has great potential to extend further (STPP).

Outside, a neat front garden with off road parking for several vehicles and a beautiful, large rear garden mainly laid to lawn with mature trees and borders with additional patio areas to enjoy the sunshine all day.

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 910 ft<sup>2</sup> (84.5 m<sup>2</sup>)
- Entrance hall
- Double aspect sitting room with sliding patio doors and log burner
- Kitchen/dining room with pantry
- Utility room
- Two double bedrooms with garden views
- Family bathroom
- New UPVC double glazing (2021) and re wire (2018)
- Large rear garden with garden shed
- Off road parking for several vehicles
- Scope for interior updating and extension (STPP)
- Solar panels
- Cranbrook School catchment area
- Staplehurst mainline station 6 miles approximately

## DIRECTIONS

From our office in Cranbrook proceed down the High Street bearing round into Stone Street, taking the right hand turning into St David's Bridge/the Hill. Continue on past the windmill set up on the left-hand side taking the right hand turning into Frythe Way. 36 Frythe Way can be found at the far end of the road on the left-hand side.

## GENERAL

**Tenure:** Freehold

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

**Local authority:** [www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**Council tax:** Band C **EPC:** C (71)

**Mobile Coverage:** Likely

**Broadband:** Ultrafast 1000 Mbps

## 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.

### 36 Frythe Way, Cranbrook, TN17 3AT

Approximate Area = 910 sq ft / 84.5 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Lambert and Foster Ltd. REF: 1168018

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