



Lambert & Foster



46 WHEATFIELD WAY CRANBROOK, KENT, TN17 3NB

Rare to market is this three bedroom detached family house set on an enviable plot of approximately 0.17 of an acre, offering fantastic scope for interior updating and extension (STPP), complemented by beautiful gardens, garage and off road parking, all conveniently located within the town on this highly desirable road. Cranbrook School catchment area. Chain Free.

GUIDE PRICE £485,000

FREEHOLD



46 WHEATFIELD WAY CRANBROOK, KENT, TN17 3NB

46 Wheatfield Way is a three bedroom, two bathroom detached house, built circa late 1960s/early 1970s with brick elevations beneath a pitched tiled roof. Now offering fantastic scope for interior updating and extension (STPP).

The generous 1250 sq ft of family accommodation is set over two floors and comprises of; entrance porch, hallway, sitting room with feature bay window, dining room, fitted kitchen, conservatory, utility and shower room. To the first floor, three bedrooms (two double and one single), family bathroom and separate w.c.

The property benefits from off road parking and 26' garage which can be accessed from the rear garden.

- Three bedroom detached family home
- Two reception rooms
- Two Bathrooms
- Beautiful front and rear gardens
- Envious plot of approximately 0.17 of an acre
- Potential to extend further (STPP)
- Off road parking and 26' garage
- Cranbrook School catchment area
- Chain free



SITUATION

Set in a convenient, central location, on this highly desirable road.

Cranbrook offers good local amenities which include an assortment of shops and boutiques, coffee shops and restaurants along with the Coop supermarket with free parking throughout the town.

Mainline rail services to London Charing Cross and Cannon Street run from Staplehurst, Marden and Headcorn.

DIRECTIONS

From our office in Cranbrook proceed down the High Street turning left onto Carriers Road, continue on following the road round to the left and up the hill of Oatfield Drive until you reach the turning for Wheatfield Way on your left. Proceed along Wheatfield Way, past Wheatfield Lea and you will find No.46 on the right hand side.

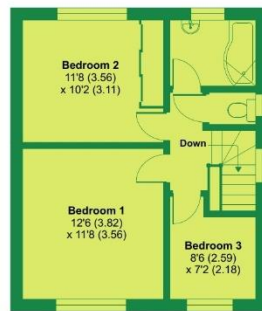
GARDENS & GROUNDS

Outside, the entire plot is approximately 0.17 of an acre with meticulously maintained front and rear gardens. There is a lovely summerhouse, greenhouse and additional garden sheds to the side of the property. A rear gate leads you to a driveway and single garage. Plots of this size are rare to find on this highly desirable road.

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

46 Wheatfield Way, Cranbrook, TN17

Approximate Area = 1250 sq ft / 116.1 sq m
 Garage= 219 sq ft / 20.4 sq m
 Total = 1469 sq ft / 136.5 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Lambert and Foster Ltd. REF: 1177454. © nichecom 2024.

VIEWING: By appointment only.
Cranbrook Office: 01580 712888.

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band E **EPC:** D (64)

FLOOD & EROSION RISK:

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

BROADBAND & MOBILE COVERAGE:

(Visit https://checker.ofcom.org.uk/en-gb/broadband-coverage or enquire with the office for more information).

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

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