





9 THE ROPE WALK

SANDHURST, KENT, TN18 5JD

A linked semi-detached house now offering further scope for interior updating, providing three bedroom accommodation including a sitting room/dining room and a conservatory complemented by a front and rear garden, parking and a garage all adjoining and overlooking fields to the rear, occupying a central village location.

Cranbrook School Catchment area. Chain Free.

GUIDE PRICE £350,000 FREEHOLD









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A modern circa late1960s/early 1970s semi-detached house, presenting mixed elevations of brick, tile hanging and some rendering, set with both single and double glazed UPVC windows beneath a pitched to concrete tile roof. The accommodation is arranged over two floors and now offers scope for further interior updating including a sitting room /dining room with secondary glazed aspect through the conservatory to the garden. The timber conservatory with UPVC single glazed windows enjoys a peasant outlook across the rear garden. The kitchen is fitted with gloss fronted units with space and electric point for cooker, space and plumbing for washing machine, stainless steel single bowl sink unit with mixer tap over and aspect front. Arranged over the first floor are three bedrooms incorporating two double rooms and one single room. Bedroom one with built-in wardrobes and fine outlook to rear

Total floor area approximately 1310 sq ft

across fields. The bathroom is fitted with a dated coloured suite.

- Sitting room/dining room
- Conservatory
- Three bedrooms
- Front and rear gardens
- Drive and single garage with workshop area
- Scope for further interior updating
- Outlook to rear across fields
- Central village location
- Cranbrook School catchment area









SITUATION

9 The Rope Walk is centrally located within the village of Sandhurst providing a general store, petrol filling station, car repair garage, newly opened Spanish restaurant and popular primary school. The neighbouring town of Cranbrook provides a comprehensive range of amenities including independent shops and professional services. Excellent educational facilities in both the state and private sectors within the area include the ever popular Cranbrook school, preparatory schools in Cranbrook and grammar schools in Tunbridge Wells, Ashford and Maidstone.

DIRECTIONS

What Three Words:

Nibbled.lately.tucked

GARDENS & GROUNDS

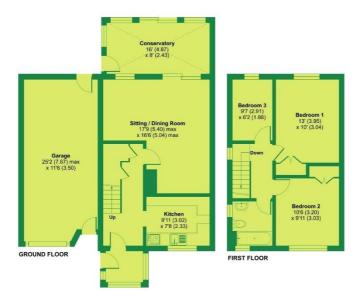
Set to the front, a driveway leads up to an attached single garage with workshop area. The front garden is laid to lawn with established shrubbery beds. The rear garden complements the accommodation well, laid to lawn with established shrubs, a timber shed and greenhouse, all enclosed by hedging and fencing.

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

9 The Rope Walk, Sandhurst, Cranbrook, TN18 5JD



Approximate Area = 1028 sq ft / 95.5 sq m Garage = 282 sq ft / 26.1 sq m Total = 1310 sq ft / 121.6 sq m



Certified Property Measurement Standards incorporating International Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lambert and Foster Ltd. REF: 1181363

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

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains Water supply: Mains Sewerage: Mains

Heating: Electric night storage heating

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band D EPC: E (39)

BROADBAND & MOBILE COVERAGE:

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

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