



Lambert & Foster



14 FRYTHE WAY CRANBROOK, KENT, TN17 3AR

A semi-detached house providing three bedroom family accommodation now offering scope for further improvement, complemented by a front and rear approximately 48ft south facing garden including a greenhouse and shed, a drive for parking, centrally located within this popular market town. Cranbrook school catchment area.

GUIDE PRICE £310,000

FREEHOLD



14 FRYTHE WAY

CRANBROOK, KENT, TN17 3AR

14 Frythe Way is an ex local authority semi detached house, presenting brick elevations, set with replacement UPVC double glazed windows, beneath a pitched concrete tiled roof (see Agent's note at the end of the sale particulars with reference to steel framed construction).

The well proportioned accommodation now offers scope for further updating and improvement. Features include a sitting room with decorative fireplace and aspect to front, a separate dining room enjoying an aspect to rear across the garden. The kitchen is fitted and includes Hotpoint four burner gas hob, Hotpoint oven and grill, pull out larder style cupboard, all with an aspect to rear across the garden.

Arranged over the first floor are three bedrooms including two double rooms and one single room, with a double aspect to front and side. The bathroom is fitted with a white suite including close coupled wc, pedestal wash hand basin and panel bath with integral shower over.

- Approximate floor area 1040 sq ft / 96.5 sq m
- Three bedrooms
- Sitting room and dining room
- Front garden and drive for parking
- Rear south facing garden with greenhouse and shed
- Central town location
- Cranbrook School catchment area
- No onward chain



SITUATION

Cranbrook offers comprehensive local amenities including 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 stations.

DIRECTIONS

Using what3words app:guessing.cubic.lengthen

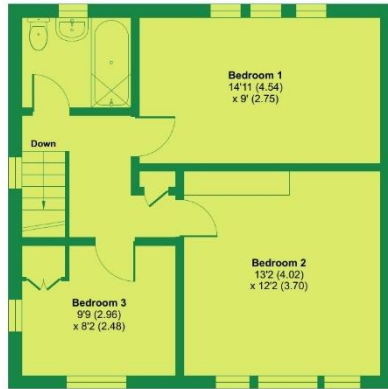
GARDENS & GROUNDS

Open access onto a concrete and block paved drive providing parking for several vehicles with an area of lawned garden alongside. A useful brick storage shed and outside wc with high level wc is positioned alongside the house. The rear garden is a fine feature, extending to approximately 48ft, south facing and laid to lawn including a pear tree and kitchen garden area, greenhouse and shed. A paved patio area abuts the rear elevation. The whole enclosed by hedging and fencing.

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

Frythe Way, Cranbrook, TN17

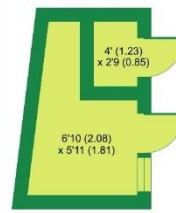
Approximate Area = 980 sq ft / 91 sq m
 Outbuilding = 60 sq ft / 5.5 sq m
 Total = 1040 sq ft / 96.5 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING 1 / 2



Certified Property Measurer
 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: 1190052

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 C **EPC:** D (66)

CONSTRUCTION TYPE: Steel Framed. Non-standard construction (if you require a mortgage, please bring this point to your financial advisors attention so that they can source the correct product for you)

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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