







THE COURTYARD, ANGLEY ROAD, CRANBROOK, KENT, TN17 3LR

An individual detached chalet style family house, providing well proportioned, five bedroom accommodation arranged over two floors incorporating a ground floor bed/sitting room, all complemented by neatly tended private gardens, ample parking, and double garage, all occupying a most convenient location within this popular town. Cranbrook school catchment area.

GUIDE PRICE £799,000 FREEHOLD





DIRECTIONS

Using WHAT3WORDS; grownup.workflow.radio



DESCRIPTION

The Courtyard is an individual, detached chalet style family house, circa early 1970s presenting predominantly brick elevations with some tile hanging, set with UPVC double glazed windows, beneath a pitched tiled roof. The accommodation over time has been extended, altered and improved creating and well proportioned, flexible family home, now offering scope for updating of the interior fixtures and fittings if so desired. Features include a reception hall with a pitched glazed roof leading to an inner hall with doors leading off to a double aspect sitting room with brick fireplace and display shelving. housing a coal effect gas fire on a raised tiled hearth. Traditional parguet flooring extends to the hall, sitting room and dining room under existing carpet in some areas. A separate dining room has an aspect to rear across the garden. A fitted kitchen/breakfast room has some integral appliances including Belling double oven, grill and dishwasher, one and a half bowl sink unit with mixer tap over and a tiled floor. Double doors lead to the conservatory set on a dwarf brick wall with UPVC windows and panels, fitted with light and heating, double doors opening out onto the garden. The inner hall doors lead off to ground floor bedroom three and bedroom four, comprising a double and single room, fitted wardrobes, served by family bathroom one, fitted with a white suite including a bath with integrated shower. Bed/sitting room five accessed from the reception hall includes a kitchenette area and has an en suite shower room. Arranged over the first floor are double bedrooms one and two with access to under eaves storage, built-in wardrobe, all enjoying a pleasant outlook across the garden. A second family bathroom is also fitted with a white suite including a panel bath with Agualisa shower over and part tiled surround.









GARDENS & GROUNDS

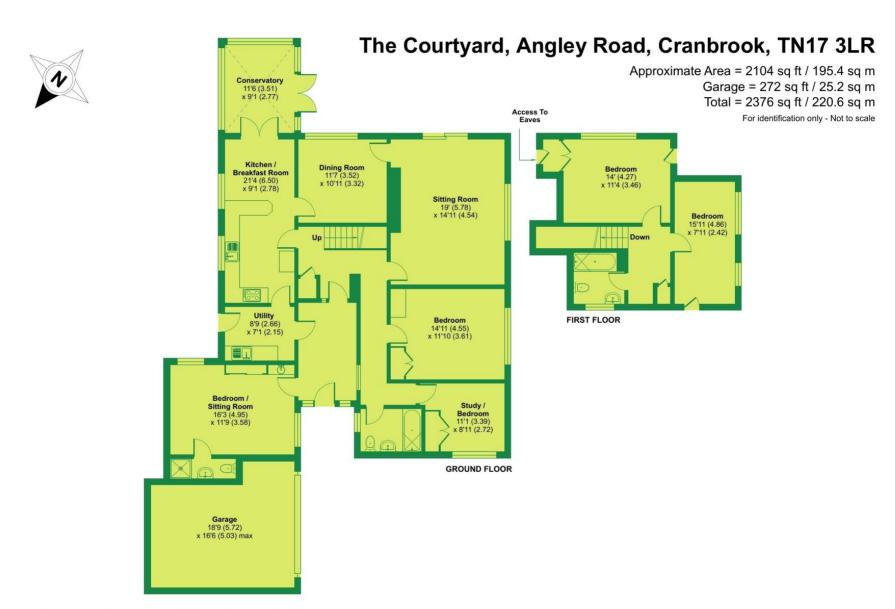
Outside, a driveway leads up to a five bar gate opening onto ample gravelled parking, turning area and double garage with electric up and over door. The established neatly tended gardens, run to all sides laid to lawn with well-stocked borders, well clipped hedging and a paved patio area. The whole affords a good degree of privacy.





FLOORPLANS

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







VIEWING: By appointment only. Cranbrook Office: 01580 712 888.

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains Water supply: Mains

Sewerage: Mains

Heating: Mains gas fired central heating

BROADBAND & MOBILE COVERAGE:

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

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band G **EPC:** D (58)

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