



2 High View Terrace
Hartley Road
Cranbrook
Kent

EST 1900

**Lambert
& Foster**

PART OF THE LOCAL LANDSCAPE

2 HIGH VIEW TERRACE, HARTLEY ROAD, CRANBROOK, KENT TN17 3QU

A character mid terrace house providing very well proportioned character accommodation arranged over three floors with three double bedrooms and two separate reception rooms, complemented by an approx. 50m (164ft) rear south facing garden and off road parking for two vehicles, all located on the edge of this Historic market town in the area know as Hartley enjoying distant countryside views to rear.

GUIDE PRICE £259,500 FREEHOLD

- Entrance Hall • Sitting Room with ornate cast iron fireplace • Dining Room with brick open fireplace • Kitchen • Three double Bedrooms over two floors
- Bathroom with separate bath and shower • Timber garden shed • Rear south facing Garden approx. 50m (164ft) laid to lawn • Off road parking

SITUATION: 2 High View Terrace is situated on the outskirts of this historic market town in an area known as Hartley with its farm shop, coffee house and fishmongers. The town is noted for its union windmill and period High Street providing a comprehensive range of amenities available including banks and professional services, Co-op supermarket and The Weald Sports Centre with swimming pool. A mainline railway station at neighbouring Staplehurst village provides fast and frequent services to London. Within the area are excellent educational facilities in both the private and state sectors, in particular the property falls within the Cranbrook School catchment area. www.schoolsnet.com.

DESCRIPTION: 2 High View Terrace is a character middle terrace house circa 1890's presenting brick elevations with some tile hanging set with a mixture of timber framed sash and replacement windows and beneath a pitched tiled roof. The well proportioned accommodation is arranged over two floors with features including ornate cast iron fireplace in the sitting room with feature bay window to front. The dining room has a brick fireplace with exposed wooden floor boards. The three double bedrooms are arranged over the first and second floors, bedroom one room has attractive exposed floor boards with feature cast iron fireplace. The bathroom is a real feature fitted with a white suite including bath with tiled surround and a separate tile and glazed shower. **Outside:** to the front is parking for approximately two vehicles. The **rear garden** extends to approximately 50m (164ft) laid to lawn with patio and **timber garden shed**, decked seating areas, **attached brick former outside wc**, all enjoying a southerly aspect with distance countryside views.

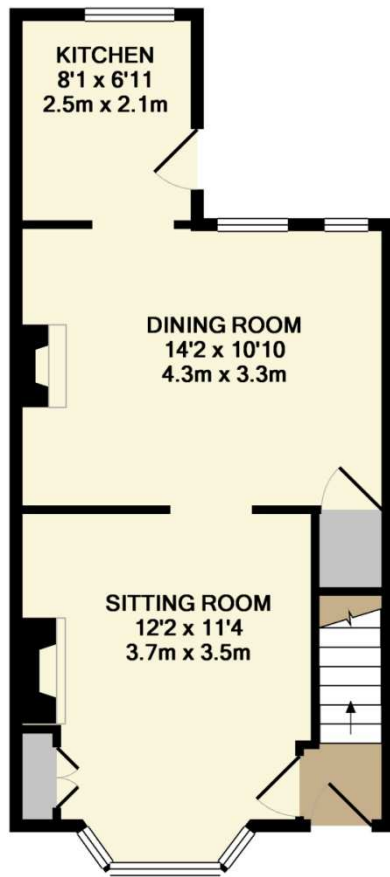
DIRECTIONS: From our office in Cranbrook proceed up the High Street, at the war memorial turn left onto the A229 in the direction of Hawkhurst. Continue on where upon High View Terrace will be found on the left hand side, almost opposite the entrance to the residential cul de sac known as The Heathers.

AGENT'S NOTE: No. 2 enjoys a rear pedestrian access across adjoining No. 1.

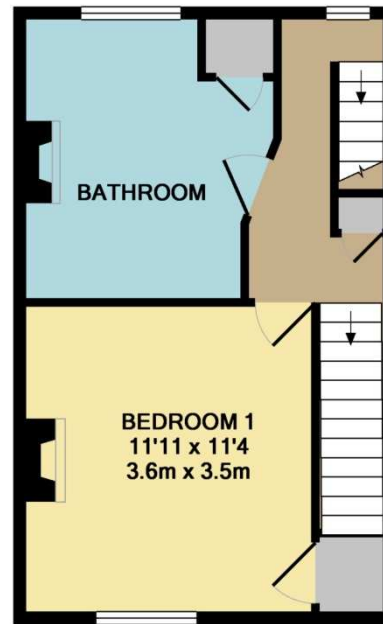
VIEWING: By appointment with the agent's Weald office in Cranbrook 01580 712888 cranbrook@lambertandfoster.co.uk.

SERVICES: Mains electricity, water and drainage. Mains gas fired central heating.

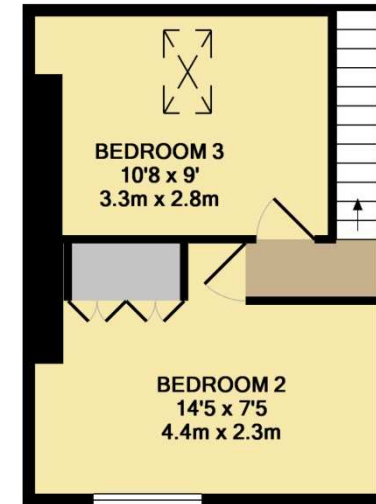
LOCAL AUTHORITY: www.tunbridgewells.gov.uk. **EPC:** E



GROUND FLOOR
APPROX. FLOOR
AREA 386 SQ.FT.
(35.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 322 SQ.FT.
(29.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 257 SQ.FT.
(23.9 SQ.M.)

For identification purposes and not to scale

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- All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.
- As vendor's selling agents, in accordance with the Property Misdescriptions Act 1991, 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.
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