

Lambert & Foster



6 HENNIKER COTTAGES

HARTLEY ROAD | CRANBROOK | KENT | TN17 3QS

A post war, character semi detached house, providing three bedroom accommodation offering scope for extension (subject to PP) complemented by off-road private parking, a front and rear approximately 110 ft south facing rear garden, all occupying a convenient location within the area known as Hartley, on the periphery of the town. Cranbrook School catchment area.

Guide Price £345,000

FREEHOLD





6 HENNIKER COTTAGES

HARTLEY ROAD, CRANBROOK, KENT, TN17 3QS

6 Henniker Cottages is a post war, circa 1950s, semi-detached house presenting mixed elevations of brick and tile hanging, set with UPVC double glazed windows beneath a pitched and hipped tiled roof. The accommodation has undergone some recent updating to the fixtures and fittings, described in more detail as follows. A sitting room with tiled fireplace, wooden surround and overmantel, picture rail, fitted cupboard to recess, built in cupboard housing Worcester gas fired boiler providing domestic hot water and central heating, aspect to front overlooking garden. The kitchen has fitted units, stainless steel sink unit with mixer tap over, range style cooker by Bush with eight burner hob, double oven and grill, space and plumbing for washing machine, space and electric point for upright fridge/freezer, window to rear, inner hall with fitted drawers and shelving, door to outside. The bathroom is fitted with a new white suite including integrated wc, wash and basin with cupboard under, a panel bath with mixer tap and shower attachment, tile surround, heated towel rail and obscure glazed window.

Arranged over the first floor are three bedrooms, bedroom one, a double room with built-in wardrobe and aspect to rear with peasant outlook over the garden, bedroom two and three are both single rooms with aspects to front.

Outside, open access onto a concrete and a part shingle drive providing space for two vehicles together with an area of lawn and flower/ rose bed. The south facing rear garden is a feature, extending to 110 ft with timber shed, greenhouse, paved patio, attached workshop with power and light and a kitchen garden area. The whole is enclosed by a mixture of timber close boarded and wire mesh fencing.



- A semi detached house
- Three bedrooms
- Sitting room
- Newly fitted kitchen
- Newly fitted bathroom

- Private off road parking
- South facing approximately 110ft rear garden
- Level walk of popular farm shop, fishmonger and coffee shop
- Cranbrook School catchment area

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

WHAT3WORDS: makes.dummy.wallet

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas fired central heating

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band C **EPC:** C (71)

MOBILE COVERAGE:

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

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

Hartley Road, Cranbrook, TN17

Approximate Area = 731 sq ft / 67.9 sq m

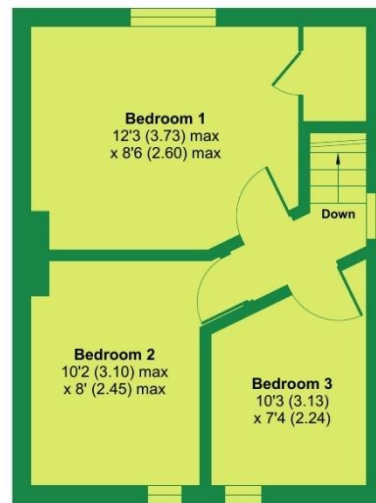
Outbuilding = 50 sq ft / 4.6 sq m

Total = 781 sq ft / 72.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lambert and Foster Ltd. REF: 1329550

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