

Lambert & Foster



19 BROOKSIDE

CRANBROOK | KENT | TN17 3BU

A well presented, semi-detached house, providing three bedroom accommodation including a separate sitting room and fitted kitchen/dining room, complemented by a front and rear garden, together with a single garage en bloc, occupying a town location with pedestrian access through the Crane Valley to the high Street. Cranbrook School catchment area.

Guide Price £345,000

FREEHOLD





19 BROOKSIDE

CRANBROOK, KENT, TN17 3BU

19 Brookside is a semi-detached house presenting brick elevations, set with replacement UPVC double glazed windows beneath a pitched interlocking tiled roof. The accommodation is arranged over two floors and described in more detail, hall with understairs cupboard, doors leading off to sitting room, with aspect to front.

A kitchen/dining room is fitted with some integral appliances including Lamona four burner gas hob, electric oven and grill, dishwasher and space for electric fridge/freezer, aspect to rear, incorporating sliding patio door to the garden. Arranged over the first floor are three bedrooms, incorporating two double rooms and one single room. Bedroom one has built-in wardrobes with an aspect to front. A bathroom is fitted with a white suite including a moulded bath with mixer tap and shower attachment.

Outside, a concrete pathway with lawned front garden, leads up to the front door and continues round to a side gate. The rear garden is also laid to lawn, fenced and enclosed, with patio area and a useful brick outbuilding for storage. A single garage en bloc within a block of four is situated in the top right-hand corner.



- A semi-detached house
- Sitting room
- Kitchen/dining room
- First floor landing
- Three bedrooms

- Front and rear garden
- Single garage en bloc
- Town location with pedestrian pathway to the High Street
- UPVC double glazing and gas fired central heating

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

WHAT3WORDS: entrusted.tasks.iceberg

TENURE: Freehold

SERVICES & UTILITIES: Standard, Superfast and Ultrafast

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains gas fired central heating

MOBILE COVERAGE: Indoor and outdoor likely
 (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 C **EPC:** C (71)

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

19 Brookside, Cranbrook, TN17 3BU

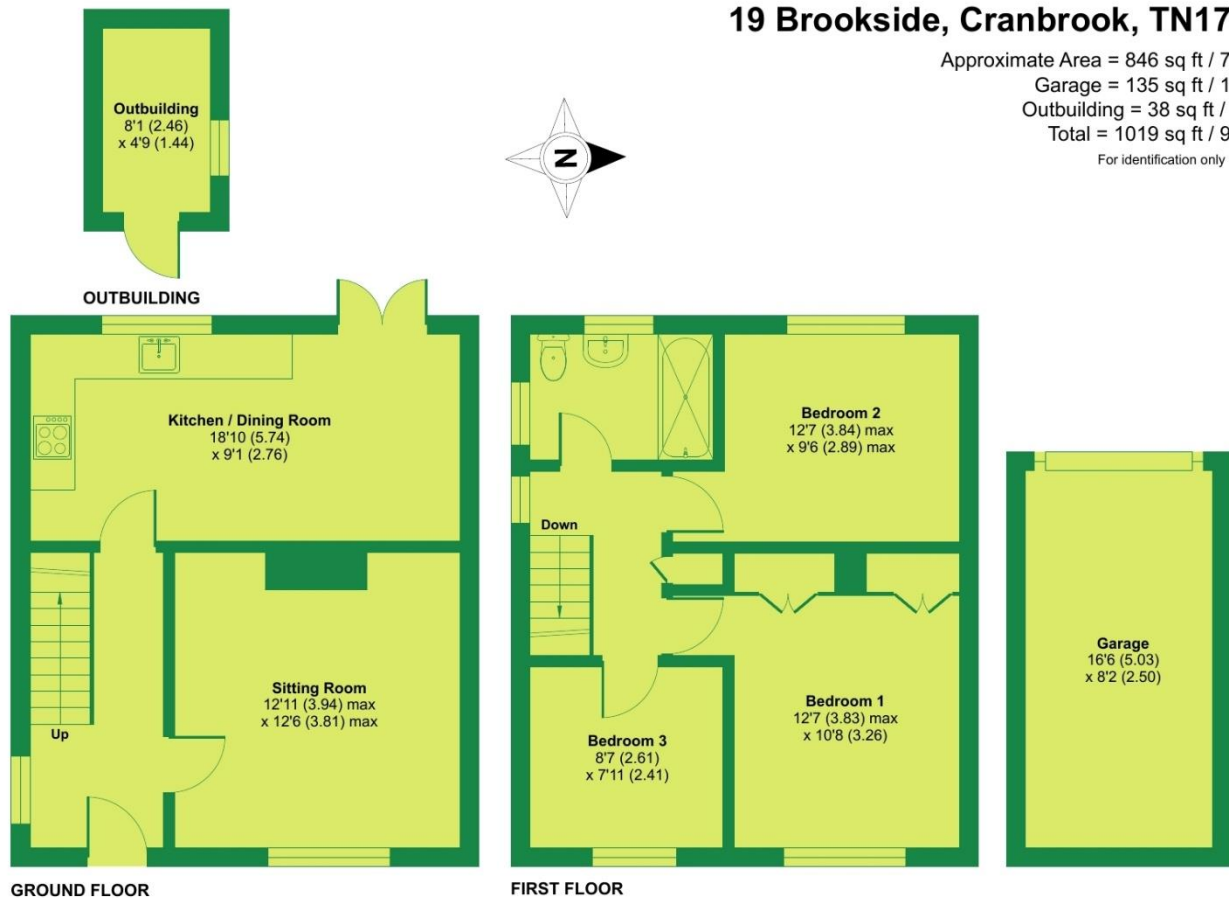
Approximate Area = 846 sq ft / 78.5 sq m

Garage = 135 sq ft / 12.5 sq m

Outbuilding = 38 sq ft / 3.5 sq m

Total = 1019 sq ft / 94.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Lambert and Foster Ltd. REF: 1360645

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