



# Lambert & Foster



## BLACKBIRDS

WATERLOO ROAD | CRANBROOK | KENT | TN17 3JQ

*A charming, Victorian semi-detached town house with later additions, offering deceptively spacious 1357 sq ft of accommodation set over 2 floors with potential to extend further (STPP), in need of updating. There are meticulously maintained rear and side gardens with off road parking for several vehicles, all within a short walk of the popular town centre and Cranbrook School.*

Guide Price £499,000

FREEHOLD



## BLACKBIRDS

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Blackbirds presents brick elevations beneath a pitched tiled roof and is set in a convenient, central location within walking distance of Cranbrook Town centre and all its associated facilities including an assortment of shops, banks, coffee shops and restaurants.

This unique and charming property provides fantastic family accommodation, arranged over two floors, which comprises; reception room with feature fireplace, shower room, sitting room with feature fireplace and cellar access, side porch/utility, open plan fitted kitchen and dining area, conservatory with garden views, principle bedroom with fantastic views over the attractive Cranbrook School, a further two bedrooms (interconnecting) and family bathroom with white suite.

Outside, a drive provides parking comfortably for three vehicles. A neatly tended garden runs to the side and rear, laid to lawn punctuated with shrubs and stocked beds, useful timber summerhouse and attached former brick privy now used as a small workshop.

Mainline rail services to London Charing Cross and Cannon Street run from Staplehurst, Headcorn and Marden stations. Trains to Gatwick airport are available from Tonbridge. A high speed train service runs from Ashford to London St Pancras in 37 minutes. Motorway links: The M25 via the A21 can be accessed at J5 and the M20 via J8 both providing links to Gatwick and Heathrow airport and other motorway networks. Leisure/sporting facilities include golf clubs at Dale Hill and Rye, Risebridge Health Club in Goudhurst, sailing and fishing at Bewl Water, riding, walking, mountain bike trails, climbing and activity centre in Bedgebury Forest and Pinetum.



- Total floor area approximately 1357 ft<sup>2</sup> (126 m<sup>2</sup>)
- Two reception rooms with feature fireplaces
- Open plan fitted kitchen and dining area
- Conservatory
- Ground floor shower room
- Three bedrooms (bedroom two and three interconnecting)
- Family bathroom with white suite and shower over bath
- Cellar
- Potential to extend further (STPP)
- Pretty rear and side gardens
- Off road parking for several vehicles
- Walking distance to Cranbrook town centre
- Staplehurst mainline station within 6 miles distance
- Cranbrook School catchment area

## DIRECTIONS

From our office in Cranbrook proceed down the high street turning right into Stone Street. Continue down bearing left into Waterloo Road. The property can be found shortly on the right-hand side opposite Cranbrook School.

## GENERAL

**Tenure:** Freehold

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

**Local authority:** [www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**Council tax:** Band E **EPC:** E (48)

**Broadband:** Standard and Superfast 80Mbps/20Mbps

**Mobile Coverage:** Likely

## VIEWING

By appointment only.

**Cranbrook Office:** 01580 712888.

**FLOORPLANS**

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

**Blackbirds, Waterloo Road, Cranbrook, TN17 3JQ**

Approximate Area = 1357 sq ft / 126 sq m  
For identification only - Not to scale



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: 1150220

**PROPERTY PROFESSIONAL FOR OVER 120 YEARS**

OFFICES LOCATED AT:

**PADDOCK WOOD, KENT**  
Tel. 01892 832 325  
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Paddock Wood,  
Kent TN12 6DS

**CRANBROOK, KENT**  
Tel. 01580 712 888  
Weald Office, 39 High St,  
Cranbrook, Kent  
TN17 3DN

**HYTHE, KENT**  
Tel. 01303 814 444  
Hillhurst Farm, Stone St,  
Westenhanger, Hythe,  
Kent CT21 4HU

**WADHURST, SUSSEX**  
Tel. 01435 873 999  
Helix House, High Street,  
Wadhurst, East Sussex  
TN5 6AA

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