



Peter
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Independent Family Estate Agents

Walking Distance to Cranbrook Town

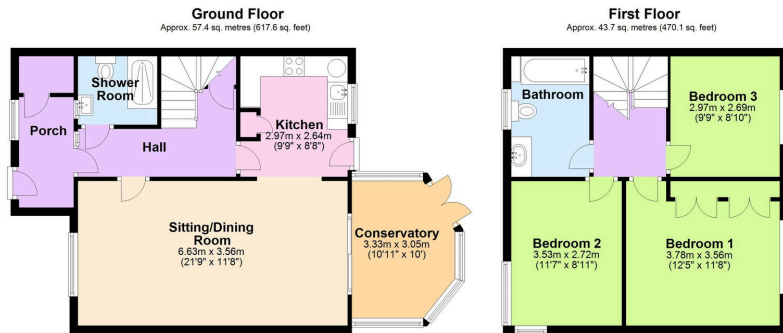
£450,000

3 2 1



Situated in a residential area in Cranbrook town on a no through road, this beautifully presented detached three-bedroom house offers light and spacious accommodation with modern day comforts. As you approach the property a driveway offers off-road parking for one vehicle, ensuring convenience and ease of access. The entrance porch welcomes you into a generous hallway, where you'll also find a convenient modern shower room. To the rear of the property a modern kitchen is equipped with sleek fittings and ample counter space. The kitchen seamlessly flows into the expansive living room and dining area, creating an open and inviting space for family gatherings and entertaining. Adjacent to the living area is a delightful conservatory, bathed in natural light, offering views of the generous 100ft rear garden and patio with a pretty outbuilding. This outdoor space provides a serene setting for relaxation, gardening, or alfresco dining. Upstairs, the home continues to impress with three well-proportioned bedrooms serviced by a modern family bathroom, ensuring comfort and convenience.





Total area: approx. 101.1 sq. metres (1087.7 sq. feet)

- DETACHED FAMILY HOUSE
- THREE BEDROOMS
- UPSTAIRS BATHROOM & DOWNSTAIRS SHOWER ROOM
- MODERN FITTED KITCHEN
- LIVING ROOM/DINER
- CONSERVATORY WITH VIEWS OVER THE GARDEN
- A GENEROUS REAR GARDEN & PATIO
- OFF ROAD PARKING
- EPC RATING D
- COUNCIL TAX BAND D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		