



Peter Buswell
Independent Family Estate Agents

Well Positioned Family Home In Cranbrook

£425,000

🛏 3 🍽 1 🛋 2



Nestled in the heart of Cranbrook, this delightful semi-detached home offers versatile living space, complemented by charming front and rear gardens, a driveway with off road parking, and a converted single garage with plumbing and power which can be used as an office, utility room, additional storage or a personal gym.

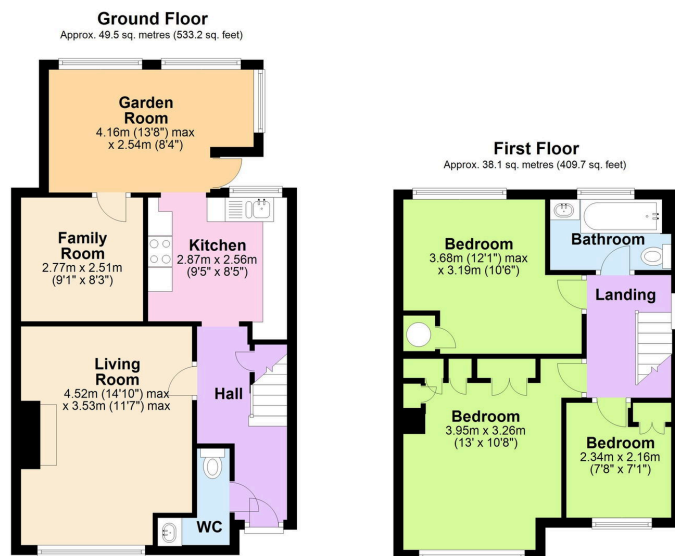
Built in the early 1960s, the property has been thoughtfully extended on the ground floor to provide a blend of modern comfort and timeless appeal.

The accommodation is arranged over two floors. On the ground floor, the sun-filled extension at the rear of the property creates a relaxing sunroom that overlooks the beautifully enclosed private garden and incorporates a useful study area. At the front of the house, the sitting room enjoys a pleasant outlook over the front garden. The kitchen/dining room boasts modern fitted units and provides an ideal space for both everyday family meals and entertaining.

The first floor hosts three well-proportioned bedrooms, including two doubles and a single room, alongside a family bathroom. Each space is thoughtfully designed to cater to the needs of contemporary living.

Outside, the property continues to impress. A driveway with off road parking for one car leads to the converted single garage. The front garden is neatly laid to lawn, adding to the home's attractive curb appeal. A side gate provides access to the rear garden, a tranquil haven laid predominantly to lawn and bordered by mature shrubs and trees, offering a private and serene outdoor retreat.





- THREE BEDROOM SEMI-DETACHED HOUSE
- THREE RECEPTION ROOMS
- DRIVEWAY WITH OFF ROAD PARKING
- WALKING DISTANCE TO CRANBROOK HIGH STREET
- EPC RATING D
- SUNNY REAR GARDEN
- MODERN FITTED KITCHEN
- CONVERTED GARAGE IDEAL AS AN OFFICE/UTILITY ROOM/PERSONAL GYM
- CRANBROOK SCHOOL CATCHMENT AREA
- COUNCIL TAX BAND D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		