



Peter
Buswell
Independent Family Estate Agents

Well Positioned Family Home In Cranbrook

£425,000

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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.

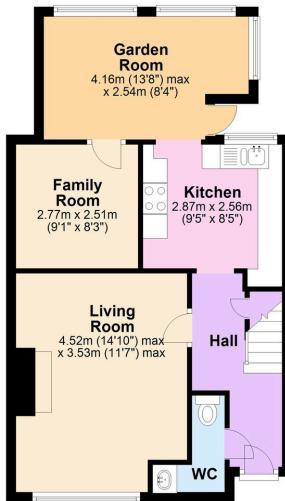
The accommodation is arranged over two floors. On the ground floor, the sun-filled extension at the rear of the property creates a relaxing sunroom that overlooks the beautifully enclosed private garden and incorporates a useful study area. At the front of the house, the sitting room enjoys a pleasant 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.

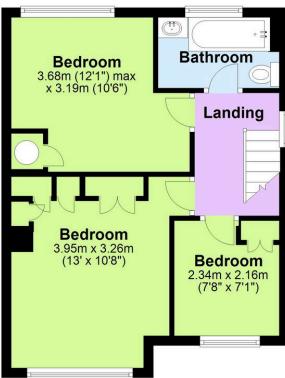
Outside, the property continues to impress. A driveway with off road parking for one car leads to the converted single garage. The front garden is neatly laid to lawn, adding to the home's attractive curb appeal. A side gate provides access to the rear garden, a tranquil haven laid predominantly to lawn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



Ground Floor
Approx. 49.5 sq. metres (533.2 sq. feet)



First Floor
Approx. 38.1 sq. metres (409.7 sq. feet)



Total area: approx. 87.6 sq. metres (942.9 sq. feet)

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

