



Peter
Buswell
Independent Family Estate Agents

In Hartley, Cranbrook With Nearby Walks to Bedgebury Forest

£320,000

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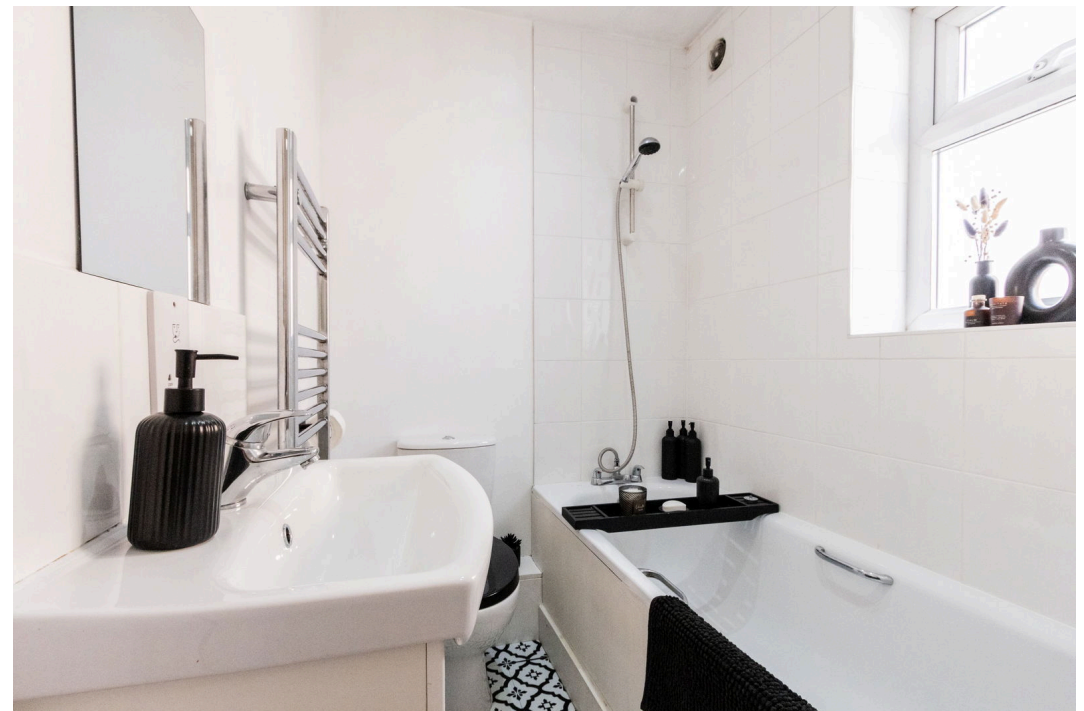
A stylish and well-maintained two-bedroom semi-detached home offers modern living with thoughtful design and plenty of natural light throughout. With allocated parking for two cars.

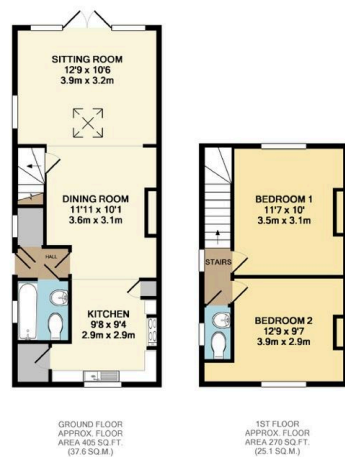
Step through the entrance door at the side of the property into a welcoming hallway, with access to a contemporary bathroom and the spacious open plan living area. The bathroom features a modern white suite complete with a bath and overhead shower.

The heart of the home is the beautifully presented open plan living space, filled with natural light from windows to the front, French doors to the rear garden, and a dome roof skylight in the living area. The sleek, modern kitchen is fitted with wall and base units topped with a warm wooden worktop, integrated appliances, and space for an automatic washing machine. The adjoining dining area flows seamlessly between the kitchen and living room, and includes a door leading to the staircase.

To the rear, the generous living room opens out through French doors to an east-facing garden and patio – the perfect spot for morning coffee or evening entertaining.

Located on the first floor landing, a modern air-conditioning unit provides cooling comfort throughout the warmer months, efficiently serving both spacious and tastefully decorated double bedrooms, along with a conveniently located WC.





TOTAL APPROX. FLOOR AREA 675 SQ.FT. (62.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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- A TWO DOUBLE BEDROOM SEMI DETACHED HOUSE
- OPEN PLAN LIVING AREA WITH A MODERN FITTED KITCHEN
- ALLOCATED PARKING FOR TWO CARS PLUS VISITOR SPACE
- DOWNSTAIRS BATHROOM PLUS UPSTAIRS WC
- BEAUTIFULLY PRESENTED ACCOMMODATION THROUGHOUT
- FRENCH DOORS IN LIVING AREA TO THE EAST FACING GARDEN
- CRANBROOK SCHOOL CATCHMENT AREA
- EPC RATING D
- COUNCIL TAX BAND D



Score	Energy rating	Current	Potential
92+	A		106 A
81-91	B		
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		