



Peter
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Independent Family Estate Agents

Whitewood House, Hartley Road,

£450,000

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A well-presented three-bedroom detached home, situated within the Hamlet of Hartley, just outside the historic market town of Cranbrook.

The property is approached via a brick-paved driveway providing parking for at least four vehicles with electric cabling installed beneath the driveway in readiness to install electric entrance gates, adding both convenience and future potential. The driveway sets the tone for this attractive and practical home.

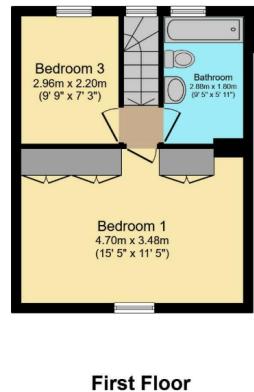
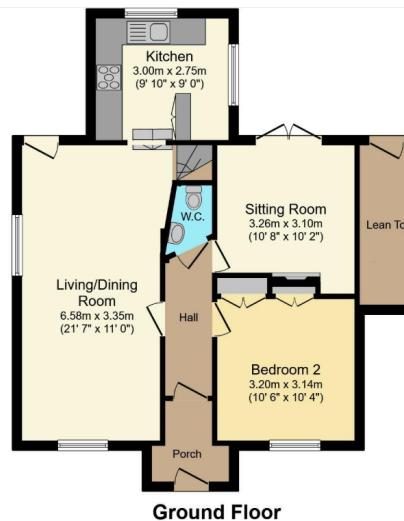
The front door opens into a welcoming entrance hall with doors leading to a ground-floor double bedroom positioned to the front of the property, a snug living room, cloakroom, and the main open-plan living and dining area. This light-filled space benefits from a window to the front and a door opening directly onto the rear garden, with stairs rising to the first floor and a step down into the kitchen. The kitchen is fitted with built-in units and enjoys a pleasant outlook over the rear garden.

The snug living room offers a cosy retreat, featuring a fireplace housing a wood-burning stove and double doors opening out to the garden.

To the first floor is a very spacious principal bedroom, a further smaller bedroom, and the main family bathroom.

The rear garden is east-facing and fence-enclosed, offering a good degree of privacy. A raised decked seating area provides an ideal spot for outdoor dining, with steps leading down to a lawned garden featuring a well-maintained and fully functioning pond with a pathway leading down to two good-sized garden sheds, providing excellent storage or workshop potential.





Total floor area 97.2 m² (1,046 sq.ft.) approx

- DETACHED THREE BEDROOM HOUSE
- A SNUG LIVING ROOM WITH WOODBURNING STOVE
- BRICK PAVED DRIVEWAY OFFERING PARKING
- CRANBROOK SCHOOL CATCHMENT AREA
- COUNCIL TAX BAND D
- A LARGE OPEN PLAN FAMILY LIVING/DINING ROOM & KITCHEN
- A DOWNSTAIRS BEDROOM & CLOAKROOM
- GENEROUS EAST FACING REAR GARDEN
- EPC RATING E



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		