



Quaker Drive, Cranbrook

Kent, TN17 2HL

Guide Price £400,000



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Quaker Drive, Cranbrook

DESCRIPTION

GUIDE PRICE OF £400,000 - £425,000. A deceptively spacious four bedroom end of terrace family home with two reception rooms, modern kitchen and attached studio annexe and situated within easy access to Cranbrook High Street. The studio provides a fantastic living space for a family member to have independent living.

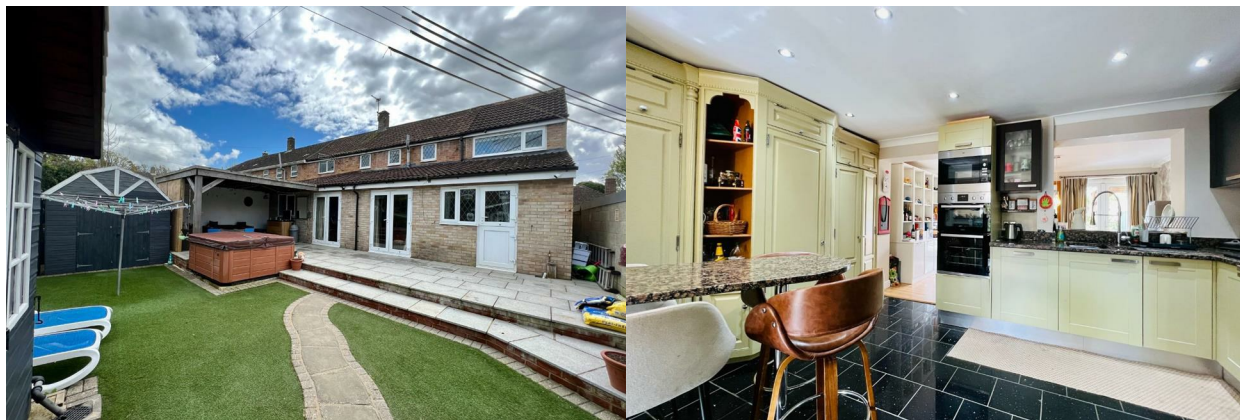
The accommodation provides entrance hall leading sitting room with fireplace, kitchen/breakfast room with access to separate dining room and utility area/snug. The kitchen offers a range of wall and base units with granite worktops, integrated double oven, microwave oven and access to the extended dining room with two sets of patio doors leading to garden, which makes the perfect place to entertain. In addition the dining room leads to a study and studio.

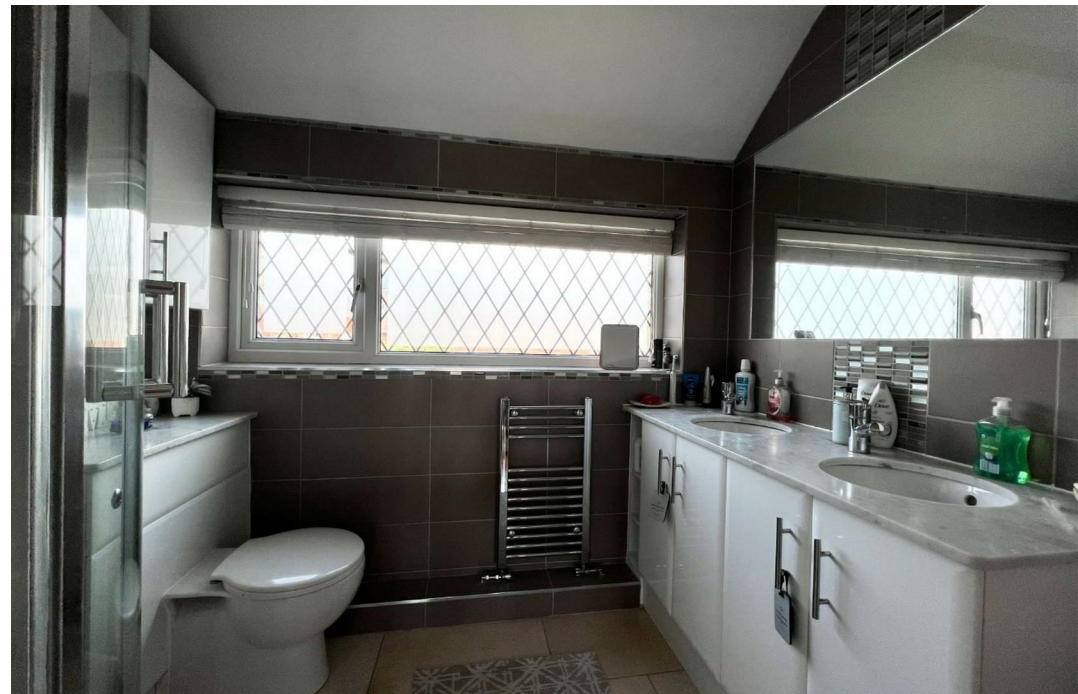
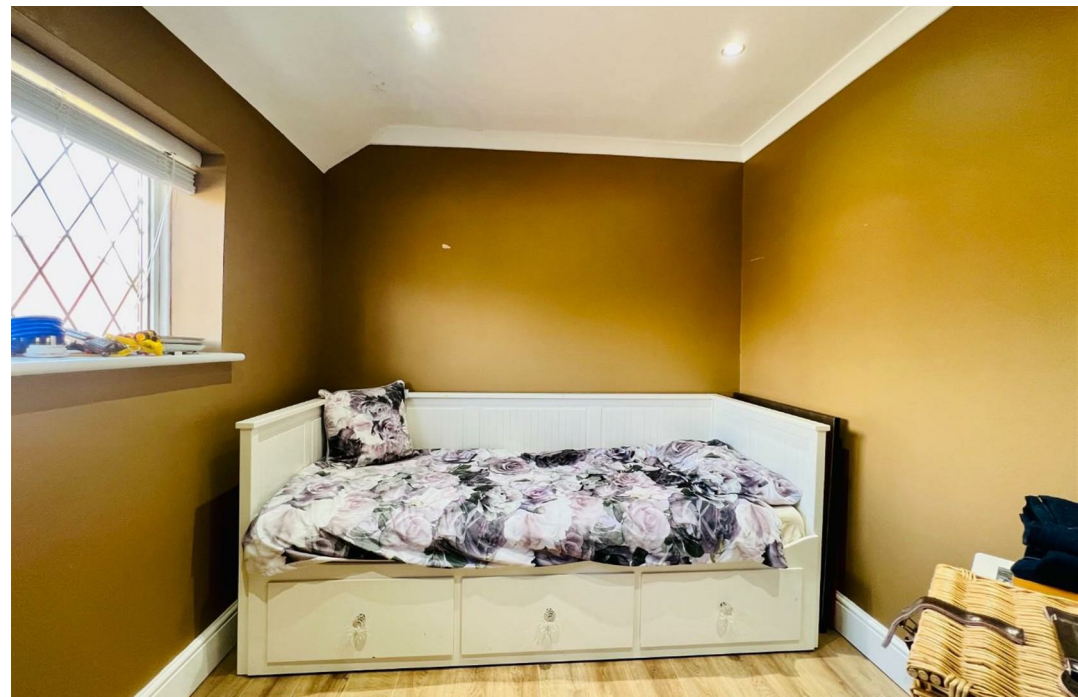
The first floor offers master bedroom with en suite shower room and dressing room. There two further bedrooms and family bathroom.

The attached studio annexe offers an open bedroom reception area with kitchen area with a range of wall and base units with built in oven and hob. In addition, there is an en suite shower room.

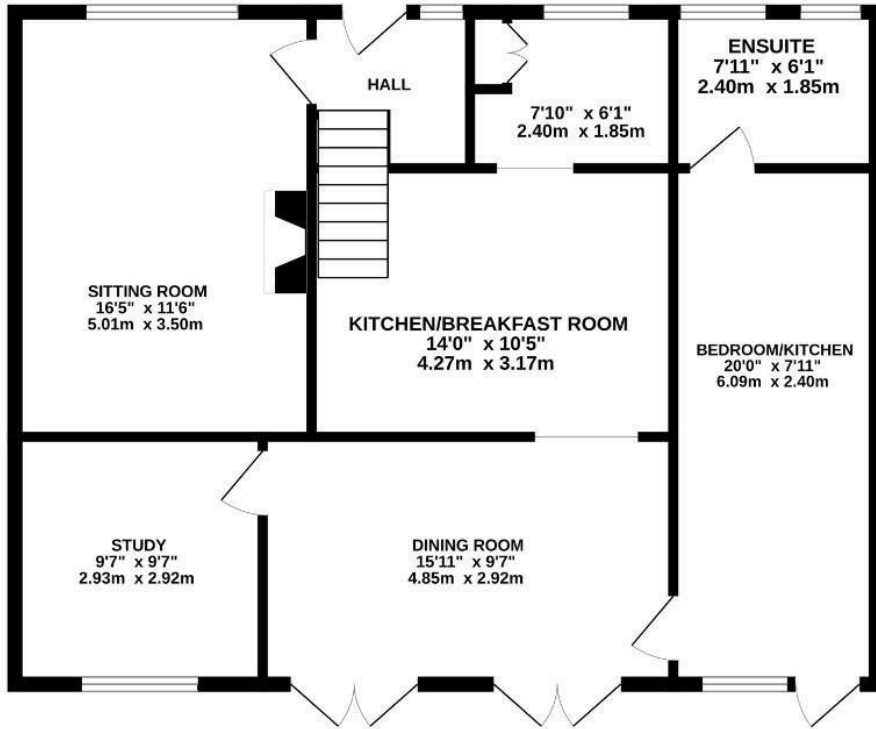
The externally property offers an easy to maintain front garden with pathway leading to front door and an enclosed rear garden. The rear garden offers patio with covered entertaining area steps leading down a astro turf lawn and access to the summer house. In addition, there are double gates providing rear access with parking.

- A DECEPTIVELY SPACIOUS FOUR BEDROOM FAMILY HOME
- ATTACHED STUDIO ANNEXE
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- EN SUITE AND FAMILY BATHROOM
- ENCLOSED REAR GARDEN WITH SUMMER HOUSE
- WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA
- WALKING DISTANCE TO CRANBROOK HIGH STREET
- GATED REAR ACCESS PROVIDING PARKING

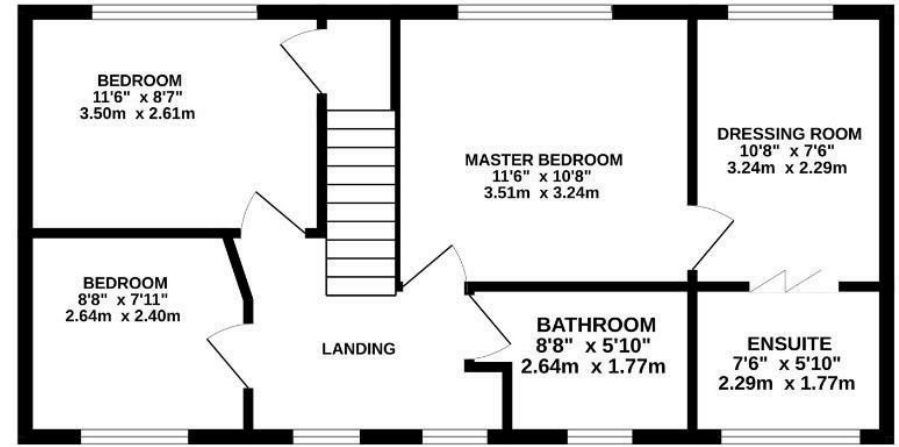




GROUND FLOOR

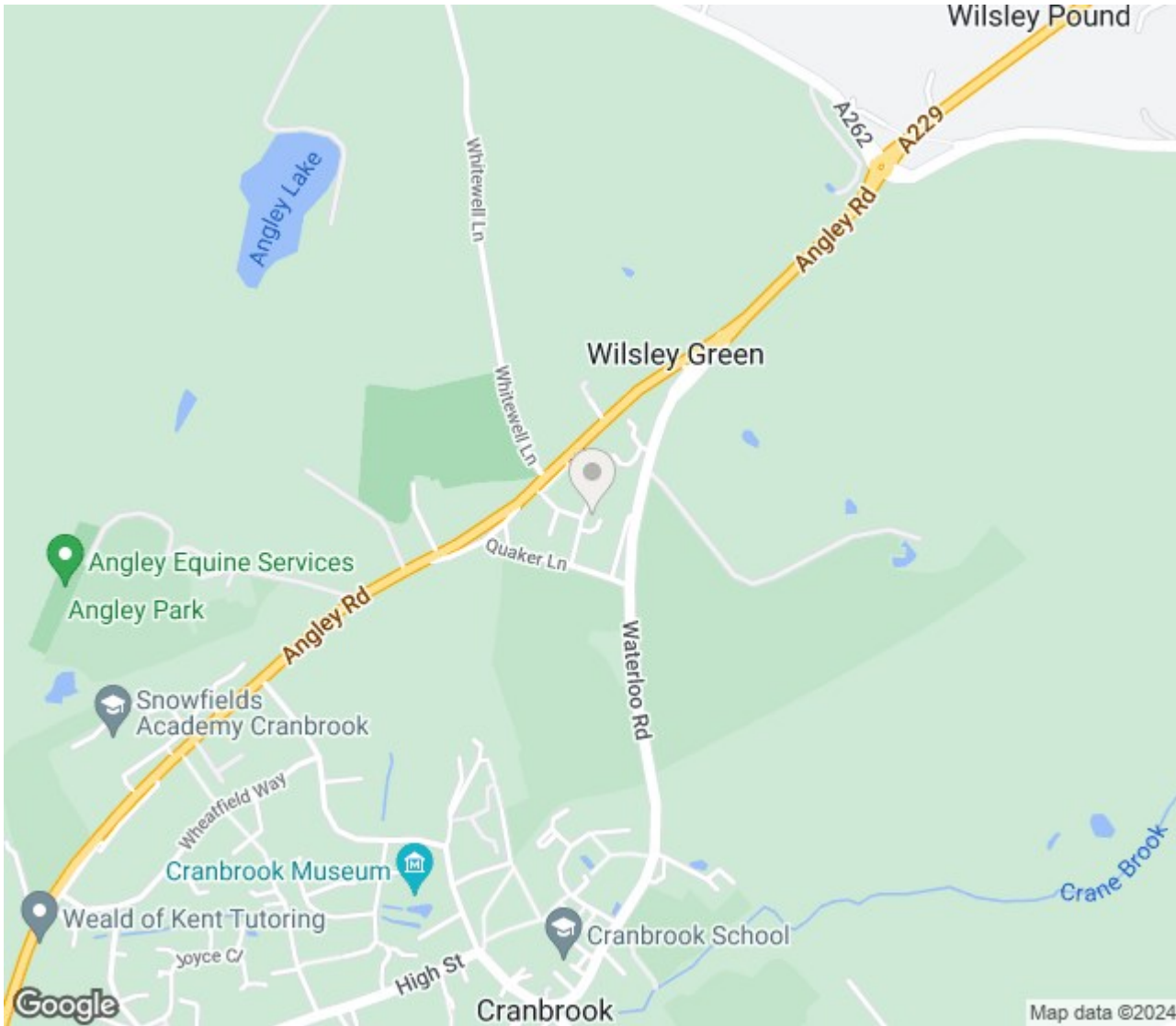


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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