



'Our Focus Determines Your Reality'



JOYCE CLOSE
Cranbrook
Kent
TN17 3LZ



Entrance Hall * Sitting Room * Kitchen/Breakfast Room
Cloakroom

Principal Bedroom with Ensuite * Two Further Bedrooms
Family Bathroom

Enclosed Garden * Garage * Driveway Parking



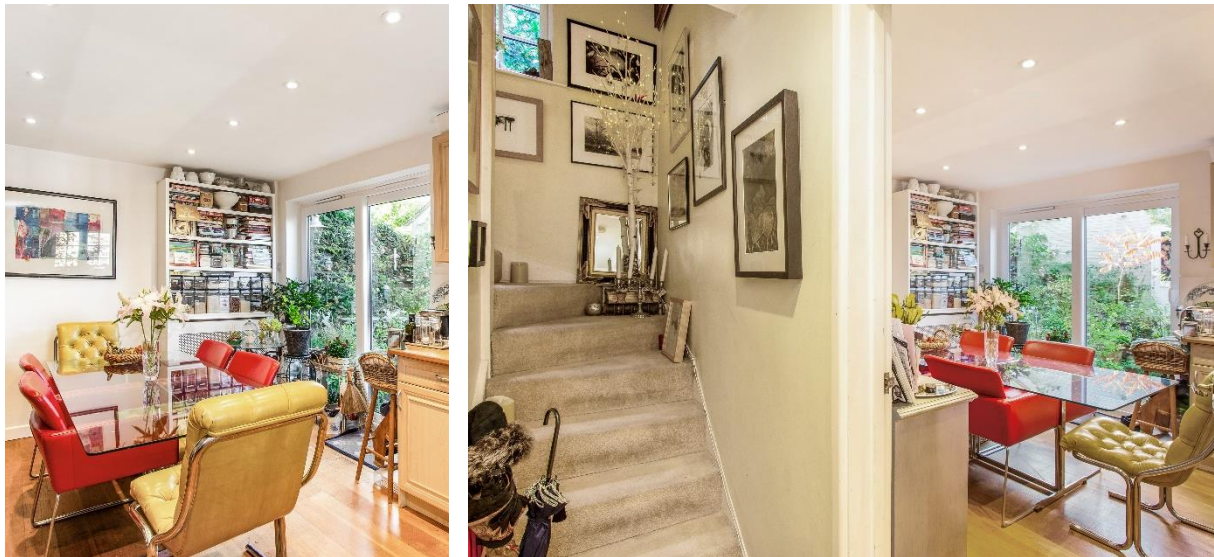
ATTRACTIVE DETACHED FAMILY HOME

Whilst occupying a tucked away location, this attractive detached home is situated within walking distance of the centre of Cranbrook and the well-regarded Cranbrook School.

The accommodation consists of an entrance hall, double aspect sitting room with doors to the garden and a decorative fireplace, with gas fire, double aspect kitchen/breakfast room with doors to the garden, and a cloakroom on the ground floor.

On the first floor there is a principal bedroom with ensuite shower room and walk-in wardrobe, two further bedrooms and a family bathroom. A loft runs the length of the property and could, subject to the necessary permissions be utilised to create additional accommodation.

Outside there is a detached garage with driveway providing parking. There are well-stocked flower and shrub beds on either side of the path leading to the front door. The enclosed garden to the rear wraps around the property and provides an area of lawn, paved terraces, mature trees, a water feature and raised, established flower and shrub beds. A door opens from the garden into the garage.



CRANBROOK

Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports and social activities.

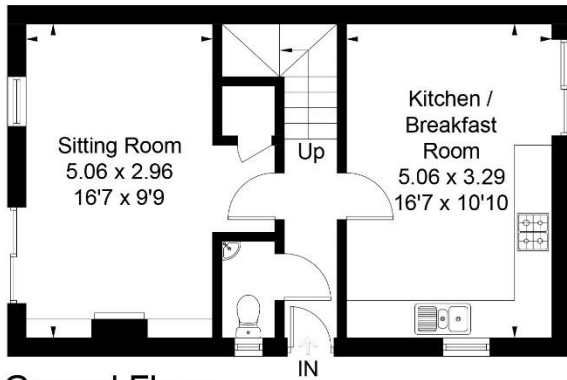
SCHOOLS AND CONNECTIONS

The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, and Dulwich Prep School. There are also grammar schools available in Tunbridge Wells and Ashford which are accessible by train from Staplehurst.

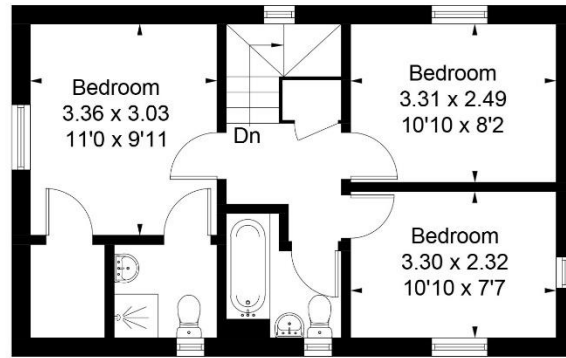
The A21 offers excellent links to the M25 and other motorways. The mainline station at nearby Staplehurst offers trains to London Bridge, Waterloo, Charing Cross and Cannon Street.



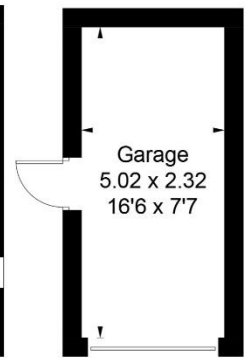
Approximate Area = 85.2 sq m / 917 sq ft
Garage = 11.5 sq m / 124 sq ft
Total = 96.7 sq m / 1041 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 326677



SERVICES

All mains services connected. Gas fired central heating. Fibre in connected at the property, supplied by Trooli.

Tunbridge Wells Borough Council - Council Tax Band E

EPC Rating: C – full details available on request.

Covenants apply to the property - The garage shall not be used for any other purpose than the accommodation of private vehicles or for a purpose incidental to the enjoyment of the dwellinghouse, and no trade or business shall be carried on there from.

No fences or walls shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts a highway.

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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