



'Our Focus Determines Your Reality'



OAKS FORSTAL
Sandhurst
Kent
TN18 5JR



Sitting Room * Dining Room * Conservatory * Fitted Kitchen
Principal Bedroom * Two Further Bedrooms * Shower Room
Separate W.C.

Enclosed Garden and Grounds Approx. 0.3 Acres
Garage * Driveway Parking



BUNGALOW IN NEED OF RENOVATION

Occupying a corner plot in a cul-de-sac in Sandhurst, this detached, late 1960s, bungalow is in need of complete renovation/modernisation. The property sits in delightful grounds of approximately 0.3 acres.

In its current configuration the accommodation consists of an entrance hall with cupboard, a double aspect sitting room with arch through into the dining room and doors into a conservatory, a fitted kitchen with doors to the garden; a principal bedroom, double bedroom and further good size bedroom, all three with built-in storage, a family shower room and a separate w.c.

Outside, a driveway leads to the attached garage and provides additional parking. The drive is bordered with mature hedge and shrubs and an area of lawn. The enclosed garden to the rear is laid to lawn with a terrace and mature flower and shrub beds.



SANDHURST

Situated in the Village of Sandhurst, with local amenities which include a post office and local store, village pub, petrol station and garage with MOT centre together with a well-regarded Primary School.

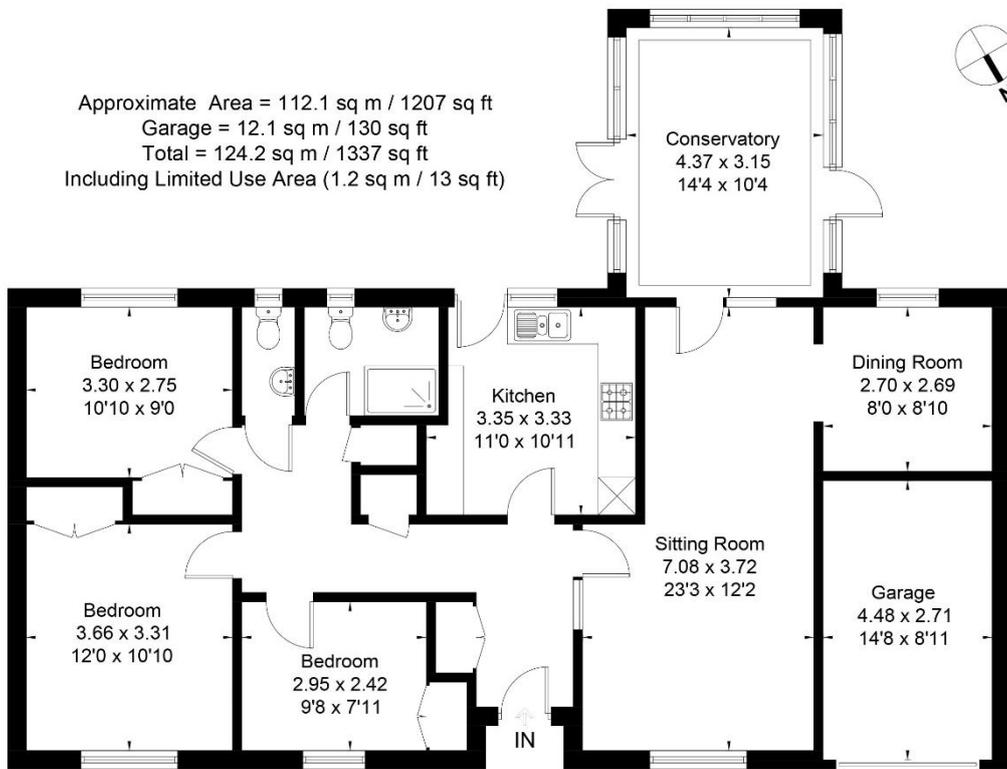
More comprehensive shopping and recreational facilities are available in nearby Hawkhurst or Cranbrook and a little further afield in Tunbridge Wells.

SCHOOLS AND CONNECTIONS

In addition to Cranbrook School and the local primary school, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, Dulwich Prep School and various well regarded state schools.

Mainline Rail Services are available from either Staplehurst or Etchingam.





Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 323603



SERVICES

Mains electricity, water and drainage. Oil fired central heating.

Tunbridge Wells Borough Council - Council Tax Band E

EPC Rating: E – full details available on request

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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