



'Our Focus Determines Your Reality'



Dorothy Avenue
Cranbrook
Kent
TN17 3AL



Entrance Hall * Sitting Room * Kitchen
Dining Room/Utility/Study
Principal Bedroom * Further Double Bedroom * Family Bathroom

Enclosed Garden with Elevated Terrace * Detached Studio
Garden Store * Driveway Parking



ATTRACTIVE DETACHED BUNGALOW

Located on a popular no through road in Cranbrook, this charming, detached bungalow offers well-proportioned rooms and is within walking distance of the town centre. If further accommodation is required, the bungalow has existing planning permission to add a principal bedroom with ensuite and a roof lantern to the dining room. In the garden there is a detached studio and a terrace with ramp to the lawn.

The accommodation consists of an entrance hall, double aspect sitting room with doors to the terrace, a fitted kitchen leading into the dining room/utility/study with doors to the terrace, this is where the planning has been granted for the extension, a principal bedroom, further double bedroom, and a family bathroom.

Outside a brick driveway provides off-road parking. The enclosed garden to the rear is laid to lawn with an elevated terrace with ramps to the lawn. There is a detached studio with power and light.

Tunbridge Wells Borough Council Planning Ref: 22/01207/FULL



CRANBROOK

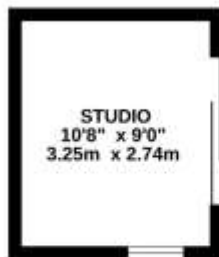
Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports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

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.





TOTAL APPROXIMATE INTERNAL FLOOR AREA (SUNGALZSW 662.29SQ.FT. (61.19SQ.M.)
 (E) (EGD 43.69SQ.FT. (4.04SQ.M.)
 (No guarantee is given to the square footage of the property; the figure shown is for initial guidance only)
 (Not to scale - for layout purposes only)
 (Please note that the fixtures and fittings are not necessarily included in the sale)
 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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SERVICES

All mains utilities connected. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band C

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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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