



'Our Focus Determines Your Reality'



Causton Road
Cranbrook
Kent
TN17 3ES



Entrance Hall * Sitting/Dining Room * Fitted Kitchen
Family Bathroom

Principal Bedroom * Two Further Bedrooms

Garden to Front and Rear



ATTRACTIVE END-OF-TERRACE HOME

Built in the 1930s, this attractive end of terrace home occupies a tucked away position within the sought after Wealden Town of Cranbrook. Offering comfortable family accommodation, the property is ideally suited for access to the High Street and is within walking distance of the well-regarded Cranbrook School.

The accommodation consists of a porch, entrance hall, sitting/dining room, fitted kitchen, and family bathroom on the ground floor.

On the first floor there is a principal bedroom, and two further bedrooms, one of which is a double.

Outside the garden to the front is laid to lawn with a flower and shrub bed and bordered with a mature hedge along one side and a path along the other side with a gate opening onto a paved terrace which leads to the porch. The terrace continues around the rear of the property to a potting shed. The garden to the rear is laid to lawn with a paving stone path leading to a summerhouse, there are also raised beds, flower and shrub bed and a variety of trees.

Ample unallocated parking is available nearby and the car parks in Cranbrook are free to use.



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 783.6SQ.FT. (72.8SQ.M.)
 (excluding outbuildings)
 (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 services connected. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band C

EPC Rating: D

The neighbour has a historic right of access through the garden to the rear but this has not been used for some time and the neighbour has blocked the access.

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



Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com