



Lambert & Foster



11 JOYCE CLOSE

CRANBROOK | KENT | TN17 3LZ

A well proportioned semi detached house providing two double bedroom accommodation, including kitchen/dining room and separate sitting room, complemented by a rear garden, allocated parking for two vehicles and garage, all occupying a central town location within this favoured residential development. Cranbrook School catchment area. No onward chain.

Guide Price £310,000

FREEHOLD





11 JOYCE CLOSE

CRANBROOK, KENT, TN17 3LZ

11 Joyce Close is a modern semi detached family home, presenting brick and tile hung elevations, beneath a pitched tiled roof. The property is situated within a popular residential development and constructed in circa 1997. The property now offers scope for some interior updating of the fixtures and fittings.

The well proportioned accommodation is arranged over two floors and comprises of; entrance porch, cloakroom, sitting room and open plan kitchen/dining room with sliding patio doors. To the first floor, full width main bedroom with front views, a further second double bedroom and a family bathroom.

Outside, allocated parking for two vehicles and access to a detached garage. To the rear, a split-level garden with patio area and side gate with stairs leading to lawned area with mature hedging and fenced surround.

Mainline rail services to London Charing Cross and Cannon Street run from Staplehurst, Headcorn and Marden stations. Trains to Gatwick airport are available from Tonbridge. A high speed train service runs from Ashford to London St Pancras in 37 minutes. Motorway links: The M25 via the A21 can be accessed at J5 and the M20 via J8 both providing links to Gatwick and Heathrow airport and other motorway networks. Leisure/sporting facilities include golf clubs at Dale Hill and Rye, Risebridge Health Club in Goudhurst, sailing and fishing at Bewl Water, riding, walking, mountain bike trails, climbing and activity centre in Bedgebury Forest and Pinetum.



- **Modern, semi detached house**
- **Two double bedrooms**
- **Kitchen/dining room**
- **Sitting room**
- **Cloakroom**

- **First floor family bathroom**
- **Split level rear garden**
- **Allocated parking for two vehicles**
- **Detached garage**
- **Walking distance to High Street and Cranbrook School**

VIEWING: By appointment only.
Cranbrook Office: 01580 712888.

WHAT3WORDS: bearable.brain.shatters

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band D **EPC:** C (72)

BROADBAND & MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

11 Joyce Close, Cranbrook, TN17 3LZ

Approximate Area = 704 sq ft / 65.4 sq m

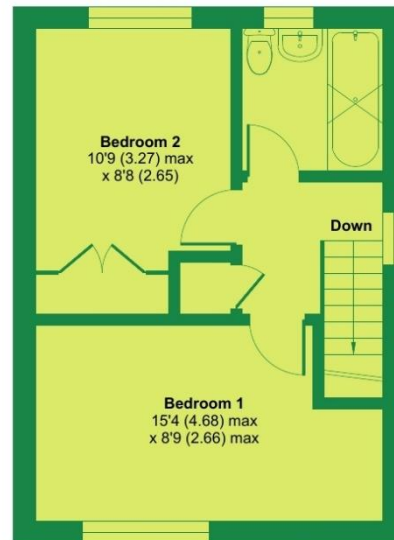
Garage = 126 sq ft / 11.7 sq m

Total = 830 sq ft / 77.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Lambert and Foster Ltd. REF: 1481652

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