



'Our Focus Determines Your Reality'

CRANBROOK



NEW ROAD

10 to 12.00
QUEENS HALL

JOYCE CLOSE
Cranbrook
Kent
TN17 3LZ



Entrance Hall * Sitting Room * Kitchen/Dining Room
Cloakroom

Principal Bedroom with Ensuite * Two Further Bedrooms
Family Bathroom

Enclosed Garden * Garage



DELIGHTFUL DETACHED FAMILY HOME

Whilst occupying a tucked away location, this delightful, 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 bay window and a decorative fireplace, with gas fire, 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 garage with driveway providing parking. There is an area of lawn to the front of the property. The enclosed garden to the rear provides an area of lawn, paved terrace, mature tree and established flower and shrub beds.



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.

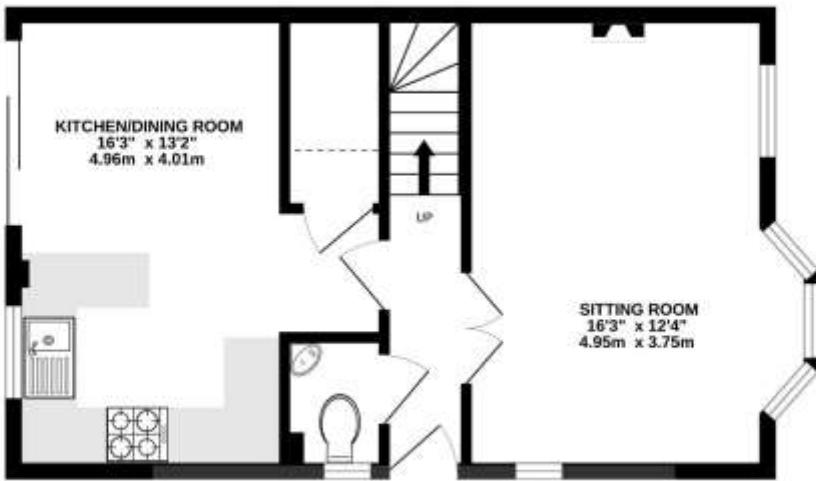
SCHOOLS AND CONNECTIONS

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, St Ronans and Dulwich School.

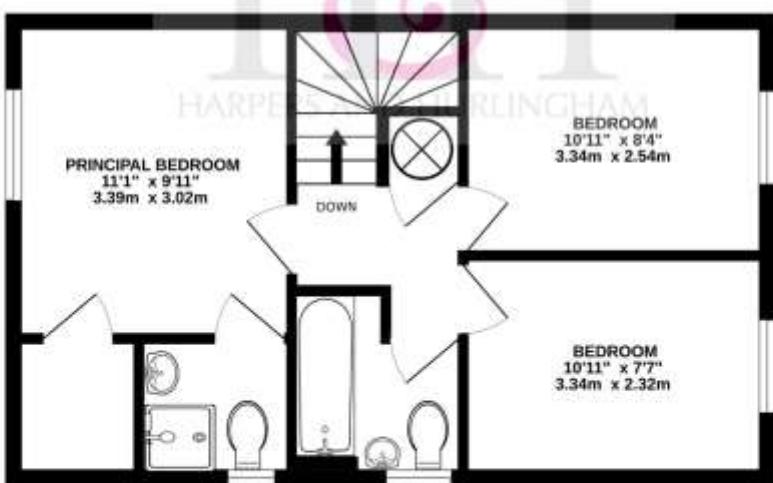
The A21 offers excellent links to the M25 and other motorways. The mainline station at nearby Staplehurst offers trains to London Bridge, Waterloo, Charing Cross and Cannon Street.



GROUND FLOOR



1ST FLOOR



TOTAL APPROXIMATE INTERNAL FLOOR AREA 823.4SQ.FT. (76.58SQ.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 E

EPC Rating: D – 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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