



Lambert & Foster



3 HIGH VIEW TERRACE

HARTLEY ROAD | CRANBROOK | KENT | TN17 3QU

An immaculately presented Victorian mid terrace house providing character accommodation arranged over three floors, including kitchen/diner, reception room with fireplace and three bedrooms, complemented by off road parking and delightful rear garden with home office/studio, located on the edge of this favoured market town. Cranbrook School catchment area. No onward chain.

Guide Price £350,000-£375,000

FREEHOLD





3 HIGH VIEW TERRACE

HARTLEY ROAD, CRANBROOK, KENT , TN17 3QU

3 High View Terrace is a character Victorian middle terrace house, presenting brick elevations beneath a pitched tiled roof. The character accommodation is arranged over three floors and comprises of; sitting room with feature bay window and cast iron fireplace, kitchen/dining room, rear lobby and family bathroom. To the first floor, two bedrooms and a modern wet room. To the second floor, a further double bedroom with double aspect and far reaching views.

Outside to front is off road parking for two vehicles. The rear southerly aspect garden is a fine feature and extends to approximately 164ft (50m) laid to lawn with paved terrace and BBQ area, decked area, timber shed and further Japanese style private garden with water feature that cascades down to an ornamental pond. There is a fantastic timber framed home office/studio, perfect for entertaining or working from home.

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.



- Victorian mid terrace family home
- Three bedrooms (first & second floors)
- Sitting room with bay window
- Kitchen/dining room
- Family bathroom and first floor wet room

- Off road parking for two vehicles
- Delightful rear garden (approx. 164 ft)
- Timber framed home office/studio
- Cranbrook School catchment area
- No onward chain

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

WHAT3WORDS: limitless.self.annotated

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas fired heating

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band C **EPC:** E (53)

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.

Hartley Road, Cranbrook, TN17

Approximate Area = 903 sq ft / 83.9 sq m

Limited Use Area(s) = 89 sq ft / 8.2 sq m

Outbuilding = 116 sq ft / 10.8 sq m

Total = 1108 sq ft / 102.9 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Lambert & Foster Ltd. REF: 1361355

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Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT
Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT
Tel. 01580 712 888
Weald Office, 39 High Street
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