



**Peter**  
**Buswell**  
Independent Family Estate Agents

# Dorothy Avenue, Cranbrook

£575,000

 4  2  1



## Main Description

Situated in a peaceful residential location within the popular town of Cranbrook, this well-presented four-bedroom detached home enjoys an enviable position backing directly onto the Cranbrook Green. The setting offers amenities only a walk away.

To the front of the property, there is off-road parking, and a pathway along the left-hand side provides useful side access to the rear garden. On entering the property, the hallway leads to two double bedrooms positioned at the front, ideal for family, guests, or a home office. Further along the hall, a downstairs bathroom sits to the left, with a generous storage cupboard opposite.

To the rear of the property is the kitchen/dining room, fitted with built-in appliances and benefitting from a side window that brings in additional natural light. French doors open directly onto the garden, creating an easy flow for everyday living and entertaining. The sitting room, also overlooking the garden, features its own set of doors to the outside, enhancing the sense of space and light throughout the ground floor. Stairs rise from this area to the first floor.

Upstairs, there are two further double bedrooms. One includes an en-suite wet room, while the other enjoys views across the garden and the green beyond.

The west facing rear garden is designed for easy maintenance.

Cranbrook itself is a highly regarded village, known for its welcoming community, historic architecture, independent shops, cafés, and excellent schools. Surrounded by beautiful countryside yet well connected, it offers an appeal of rural charm and everyday practicality.





- FOUR BEDROOM DETACHED HOUSE
- WELL-PRESENTED ACCOMMODATION
- OFF-ROAD PARKING
- CRANBROOK SCHOOL CATCHMENT AREA
- COUNCIL TAX BAND E
- WALKING DISTANCE TO CRANBROOK HIGH STREET & SCHOOLS
- VIEWS OVER THE GREEN
- EASY TO MAINTAIN REAR GARDEN
- EPC RATING C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		