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BIRCH TREE COTTAGE

HARTLEY ROAD | CRANBROOK | KENT | TN17 3QX

An extended five double bedroom semi-detached family home, circa early 1900s, providing separate sitting room and dining room, kitchen/breakfast/ family room with woodburning stove complemented by 180ft established rear garden with ample gravel parking and a detached brick single garage, all located on the edge of this popular market town with pavement access to the high street. Cranbrook school catchment area.

Guide Price £625,000

FREEHOLD





BIRCH TREE COTTAGE

HARTLEY ROAD, CRANBROOK, KENT, TN17 3QX

Birch Tree Cottage is a very well proportioned, significantly and sympathetically extended, semi-detached family home with origins dating back to circa early 1900s. The property presents brick elevations set with replacement, timber sealed unit double glazed sash and casement style windows beneath a pitched tiled roof. The accommodation is arranged over three floors with features including the double aspect sitting room incorporating a feature bay window to front and patio doors to rear. The dining room also has a feature bay window to front, a cast iron fireplace with built-in cupboards to either side.

The kitchen/breakfast/family room has a feature brick fireplace with built in cupboard and shelving, fitted predominantly base level cupboards, wooden work tops, 1 1/2 bowl ceramic sink unit, space and plumbing for dishwasher, range style cooker with filter hood over, tiled floor and an aspect to side. A separate utility room has a butler sink and space and plumbing for washing machine. Arranged over the first and second floors are five bedrooms including a main bedroom with cast iron fireplace with an en suite bathroom, fitted with a modern white suite including a bath with shower over. A separate family shower room has white fittings. Accessed from the second floor, bedrooms four and five with access to under eaves storage.



GARDEN & OUTDOORS

Outside, double wooden gates open onto gravel parking and a newly built, brick detached single garage. The established gardens are particular feature extending to approximately 180 ft laid to lawn with timber sheds, shrubs and trees including silver birch and walnut. The whole is enclosed by a mixture of hedging and fencing.

VIEWING: By appointment only.
Cranbrook Office: 01580 712888

WHAT3WORDS: suggested.headlight.fried

TENURE: Freehold

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains

Heating: Oil/gas fired central heating

BROADBAND & MOBILE COVERAGE:

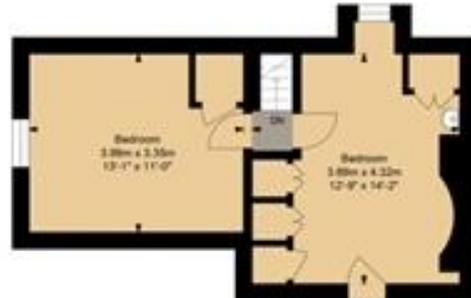
(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band D **EPC:** E (54)

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

Gross Internal Area (House) : 155.49 sq.m (1673.68 sq.ft)



Second Floor



First Floor



Ground Floor



For Identification Purposes Only

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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