



Lambert & Foster



HOLM HOUSE

HIGH STREET | CRANBROOK | KENT | TN17 3EN

*A character, 1378 sq ft terraced town house, providing well proportioned accommodation, including a part vaulted sitting room/dining room, three bedrooms, including a main bedroom with an en suite bathroom, complemented by a predominantly walled split level courtyard garden, all occupying a prominent high street location, within this popular town. Cranbrook School catchment area.
No onward chain.*

Guide Price £455,000

FREEHOLD





HOLM HOUSE

HIGH STREET, CRANBROOK, KENT, TN17 3EN

Holm House is a character, terraced, town house presenting elevations of brick with some tile hanging, set with replacement UPVC sash style windows, beneath pitched tiled roofs. The character accommodation is arranged over two floors with features including tall ceilings.

From the hall access to a cloakroom and a kitchen with fitted units and some integral appliances including Bosch electric oven, four ring electric hob with filter hood over, fridge and freezer, space and plumbing for washing machine and dishwasher and an aspect to front. A hatch in the floor provides access to the cellar. The part vaulted, sitting room/dining room is split level, with a fitted cupboard and drawers, UPVC double doors opening out to the rear courtyard garden, enjoying a pleasant outlook.

Arranged over the first floor are three bedrooms, including a main bedroom, with cast iron fireplace, fitted wardrobe to recess and a pleasant outlook to rear. An en suite bathroom is fitted with a white suite including a panel bath with mixer tap and shower attachment. Bedroom two, a double room has a cast iron fireplace and an aspect to front overlooking the high street. Bedroom three, a single room, also overlooks the high street. A separate shower room serves these two rooms.

Outside, a split level part walled courtyard garden is a feature, laid to a mixture of paving and block paving, timber pergola with an established clematis.



- A 1378 sq ft character terraced town house
- Hall and cloakroom
- Part vaulted sitting/dining room with doors to rear courtyard garden
- Fitted kitchen with cellar
- Three bedrooms including main bedroom with en suite bathroom

- Part walled courtyard garden
- Prominent High Street location
- Convenient walk to amenities
- No onward chain
- Cranbrook School catchment area

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

WHAT3WORDS: intent.retain.overheat

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas fired central heating

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band E **EPC:** D (65)

Agents Note: The adjoining neighbour to the rhs when facing on, has a pedestrian service right of way across the rear of Holm House.

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.



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& Foster**