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# Cranbrook Road, Hawkhurst

3 2 2



This charming three-bedroom Victorian terrace house offers spacious accommodation over three floors, combining period character with comfortable living.

Accessed via a walled front garden with a paved footpath to the front door which opens directly into a welcoming living room. This room boasts period timber floorboards and a feature fireplace with a woodburning stove, complemented by a bay window to the front, allowing for plenty of natural light. An inner hallway with stairs to the upper floors leads to the dining room.

The dining room, also featuring timber floorboards and a window to the rear, includes a fireplace (currently not in use) with a built-in cupboard to the side, providing an excellent space for entertaining. The kitchen, with its wall and base units, a window to the side, and French doors leading directly out to the patio and rear garden, offers a practical and inviting space for family meals or entertaining. A convenient cloakroom completes the ground floor.

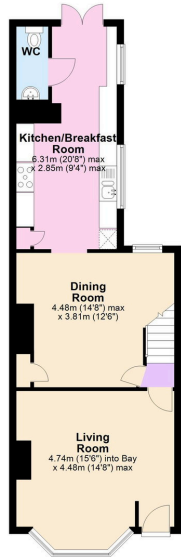
On the first floor, bedroom one benefits from a bay window to the front, a built-in wardrobe, and a private en-suite shower room equipped with a shower unit, pedestal wash hand basin, and WC. A second double bedroom is also located on this floor.

Ascending to the second floor, you'll discover a third double bedroom with a Velux window, offering a peaceful retreat. The family bathroom on this floor features painted timber floor boards, a modern roll-top bath, a wash hand basin set atop a vanity unit, and a WC. A window that allows for ventilation and light.

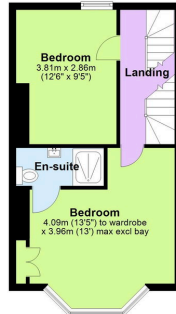
The sunny, west-facing rear garden is a highlight, featuring a patio and decked seating area directly accessible from the kitchen's French doors. Steps lead down to a private lawned garden, complete with a garden shed, providing an ideal space for outdoor relaxation and entertaining.



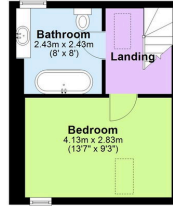
**Ground Floor**  
Approx. 53.5 sq. metres (576.0 sq. feet)



**First Floor**  
Approx. 35.9 sq. metres (388.6 sq. feet)



**Second Floor**  
Approx. 23.6 sq. metres (254.4 sq. feet)



- THREE BEDROOM VICTORIAN HOUSE
- SPACIOUS ACCOMMODATION OVER THREE FLOORS
- FAMILY BATHROOM ON SECOND FLOOR
- CRANBROOK SCHOOL CATCHMENT AREA
- EPC RATING D
- WITHIN EASY WALKING DISTANCE TO HAWKHURST COLONNADE
- ENSUITE TO BEDROOM ONE
- SUNNY WEST FACING GARDEN
- PERIOD FEATURES INCLUDING FIREPLACES AND WOODEN FLOOR
- ~~BOUND~~ BAND C TAX BAND C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		