Lambert & Foster

EST 1900

6 FRYTHE CRESCENT

CRANBROOK | KENT | TN17 3BA

A chain free, newly renovated semi detached house providing 1058 sq ft three bedroom family accommodation including open plan sitting/dining room, modern fitted kitchen with utility room and study, complemented by a west facing rear garden and off road parking, all conveniently located within the town and walking distance to the High Street. Cranbrook School catchment area.

Guide Price £335,000

FREEHOLD

6 FRYTHE CRESCENT

CRANBROOK, KENT, TN17 3BA

6 Frythe Crescent is an ex-local authority semi detached family house presenting brick elevations, set with replacement UPVC double glazed windows, beneath a pitched tiled concrete roof. The property has recently been through a comprehensive renovation. (see Agent's note at the end of the sale particulars with reference to steel framed construction).

The spacious accommodation is arranged over two floors and comprises of; entrance hallway, open plan sitting/dining room with double windows, modern fitted kitchen and utility room, study room and ground floor shower room. To the first floor, two double bedrooms, a third single bedroom and family bathroom.

Outside, a new brick paved driveway provides off road parking. The west facing rear garden features a good size brick paved patio and newly turfed lawn.

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.

- **Newly renovated semi detached house**
- **Three bedrooms**
- **Open plan sitting/dining room**
- **Modern fitted kitchen**
- **Utility & study room**
- **Ground floor shower room and first floor bathroom**
- **West facing rear garden with patio and lawn**
- **Off road parking**
- **Quiet cul de sac location**
- **Cranbrook School catchment area**

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

WHAT3WORDS: trees.yummy.first

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas fired central heating

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band C **EPC:** D (62)

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

PLEASE NOTE: The property is of a non-standard steel frame construction, so buyers using finance are advised to consult their mortgage adviser before proceeding.

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

6 Frythe Crescent, Cranbrook, TN17 3BA

Approximate Area = 1058 sq ft / 98.2 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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