



Lambert & Foster



KARIBU

DOROTHY AVENUE | CRANBROOK | KENT | TN17 3AW

Set in a popular cul de sac location within walking distance to the High Street is this three bedroom end of terrace house which now offers scope for further interior updating and extension (STPP), complemented by a sizeable rear garden which extends to approximately 24m with off road parking, all conveniently located within the town. No Chain. Cranbrook School catchment area.

Guide Price £325,000

FREEHOLD





KARIBU

DOROTHY AVENUE, CRANBROOK, KENT, TN17 3AW

Karibu is a three bedroom end of terrace house, understood to date back to circa 1921 presenting brick elevations beneath a pitched tiled roof. The accommodation is arranged over two floors and now offers further scope for updating of the interior fixtures and fittings.

Accommodation comprises; entrance hall, modern fitted double aspect kitchen/breakfast room with garden access, double aspect sitting/dining room with feature fireplace and ground floor shower room. To the first floor, double aspect main bedroom with fitted wardrobe, a further two bedrooms (one double and one single) and family bathroom. The loft is part boarded with drop down loft ladder.

Outside, a driveway provides off road parking for one vehicle. A particular feature is the rear garden which extends to approximately 24m, mainly laid to lawn with patio area, timber shed in a state of repair, mature shrubs, borders and trees.

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.



- End of terrace house
- Three bedrooms
- Modern fitted kitchen/breakfast room
- Sitting/dining room with feature fireplace
- Ground floor shower room and first floor bathroom
- Rear garden extending to approximately 24m
- Off road parking for one vehicle
- Scope for updating and improvement
- Cranbrook School catchment area
- No chain

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

WHAT3WORDS: nerves.revamped.validated

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 (68)

BROADBAND & MOBILE COVERAGE:

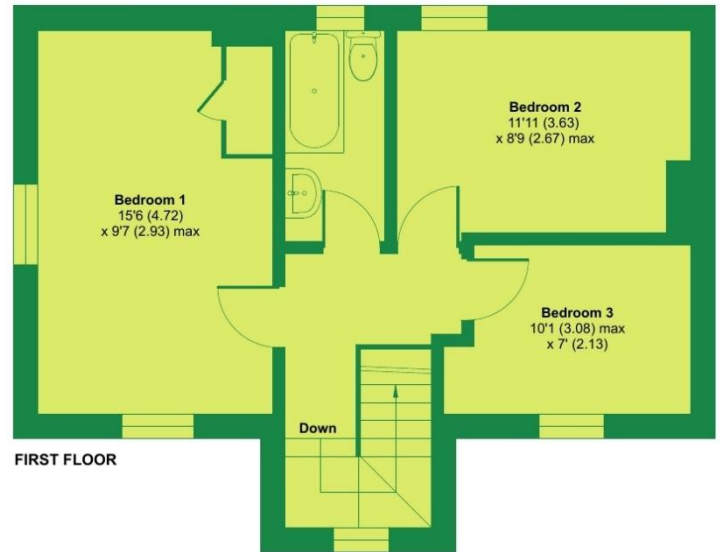
(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

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

Karibu, Dorothy Avenue, Cranbrook, TN17 3AW

Approximate Area = 862 sq ft / 80 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). © nctechcom 2026. Produced for Lambert and Foster Ltd. REF: 1478544

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