



**Guide Price**  
**£335,000**

**Freehold**

3x  1x  1x 

**Henniker Cottages,  
Hartley Road,  
Cranbrook, Kent, TN17**

*Wards*  
Helping you move forwards



## Main features

- Catchment area for Cranbrook Grammar School
- Driveway parking
- Recently updated kitchen and bathroom
- Great sized rear garden
- Perfect family home

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Kitchen: 12'5 x 9'1 (3.79m x 2.77m)  
 Lounge: 14'4 x 11'6 (4.37m x 3.51m)  
 Bathroom: 7'1 x 5'7 (2.16m x 1.70m)  
 Lean-to

### FIRST FLOOR

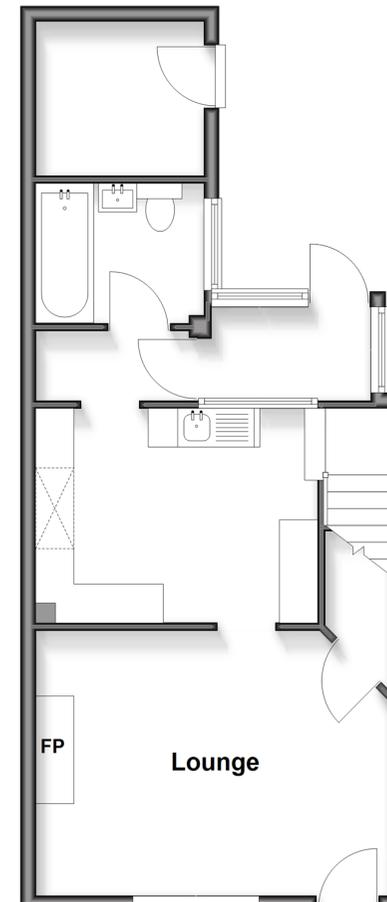
Landing  
 Bedroom 1: 12'3 x 11'3 (3.74m x 3.43m)  
 Bedroom 2: 10'2 x 9'9 (3.10m x 2.97m)  
 Bedroom 3: 8'8 x 7'4 (2.64m x 2.24m)

### OUTSIDE

Front and Rear Garden  
 Driveway

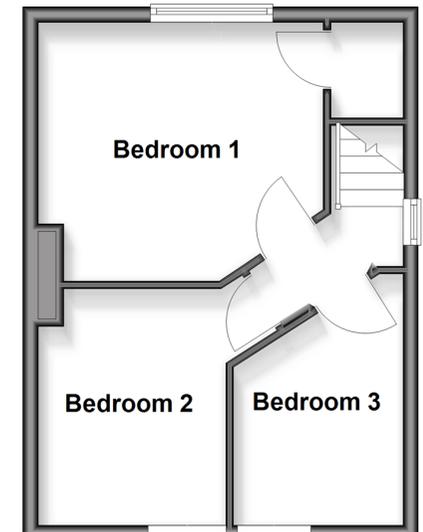
### Ground Floor

Approx. 43.0 sq. metres (462.9 sq. feet)



### First Floor

Approx. 30.9 sq. metres (332.8 sq. feet)



**Call Staplehurst - 01580 893322 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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