



Peter
Buswell
Independent Family Estate Agents

Carriers Road, Cranbrook

3 2 2



Main Description

This three-bedroom, extended Edwardian, semi-detached cottage offers a desirable location within easy reach of Cranbrook School and the High Street.

The property thoughtfully integrates its period character with modern touches, presenting well-proportioned living spaces and an established west-facing garden, further enhanced by a versatile garden studio/home office with integrated Wi-Fi.

Upon entry, the home provides a pretty porch area, convenient for shoes and coats and two reception rooms. The living room houses an open fireplace offering an area for relaxation and entertaining. Also on the ground floor is a cloakroom/utility space for convenience.

Before entering the spacious kitchen/diner, which overlooks the sunny rear garden and opens onto it through double doors, you'll find a versatile additional room, ideal as a snug, home office, or playroom. The bright and generously proportioned kitchen/diner provides the perfect setting for everyday family life, as well as entertaining guests.

The first floor comprises three bedrooms, two are served by a family bathroom & one double bedroom by an en-suite. The main bedroom offers scenic views of the allotments and countryside to the rear.

A key attribute of this property is the generous west-facing garden, benefiting from views over adjoining allotments. This outdoor space provides ample opportunity for leisure and gardening. The separate garden studio/home office, equipped with power and Wi-Fi, providing a dedicated and adaptable area.

Convenient off-road parking for 2/3 cars is also provided, enhancing the practicality of the home.





- THREE BEDROOM EXTENDED EDWARDIAN SEMI-DETACHED COTTAGE
- QUIET PRIVATE LANE
- GENEROUS WEST-FACING GARDEN
- VIEWS OVER ADJOINING ALLOTMENTS
- EPC RATING D
- WALKING DISTANCE TO CRANBROOK SCHOOL AND HIGH STREET
- BEAUTIFULLY-PRESENTED THROUGHOUT
- GARDEN STUDIO/HOME OFFICE WITH POWER AND WIFI
- OFF-ROAD PARKING
- COUNCIL TAX BAND D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		