



Lambert & Foster



49 WHEATFIELD WAY

CRANBROOK | KENT | TN17 3NB

Set on a desirable road is this semi detached house providing three bedroom family accommodation, including open plan kitchen/dining room, separate sitting room and conservatory, complemented by front and rear gardens, off road parking for several vehicles and single garage, all occupying a central town location within a short walk to the High Street. Cranbrook School catchment area. No onward chain.

Guide Price £385,000

FREEHOLD





49 WHEATFIELD WAY

CRANBROOK, KENT, TN17 3NB

49 Wheatfield Way is a modern, circa late 1960's, semi detached family house presenting mixed brick and rendered elevations beneath a pitched tiled roof. The property now offers scope for some interior updating and improvement and is offered to the market chain free.

The accommodation is arranged over two floors and comprises; entrance hallway and ground floor cloakroom, sitting room with large window providing front garden views, open plan fitted kitchen/dining room with 4 ring gas hob, grill and oven, double doors into a conservatory which provides garden views and access.

Arranged across the first floor landing, main bedroom with space for wardrobes, a second double bedroom overlooking the rear garden, third bedroom (single) and family shower room.

Outside, a driveway provides off road parking for several vehicles and access to a single garage. The front garden is laid to lawn. The rear south east facing garden compliments the accommodation well, mainly laid to lawn with patio area, all surrounded by fence and hedging.

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.



- Semi detached family house
- Three bedrooms
- Open plan kitchen/dining room
- Separate sitting room
- Conservatory and cloakroom

- Single garage and off road parking
- Front and rear gardens
- Offering scope for interior updating and improvement
- Cranbrook School catchment area
- No onward chain

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

WHAT3WORDS: merit.elbowed.mush

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas fired central heating

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band D **EPC:** D (65)

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.

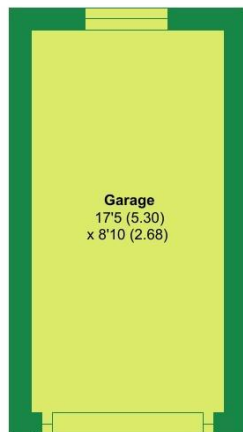
49 Wheatfield Way, Cranbrook, TN17 3NB

Approximate Area = 940 sq ft / 87.3 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 1093 sq ft / 101.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Lambert and Foster Ltd. REF: 1528182

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