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Dorothy Avenue, Cranbrook

3 1 2



This well presented three-bedroom detached residence offers a fantastic location set within walking distance of Cranbrook town.

Step inside and you're immediately welcomed by a sense of space and light. To either side of the hallway are two generously proportioned, bay-fronted double bedrooms, each bathed in natural light and offering charming versatility – ideal as guest rooms, home offices, or cosy additional living areas.

To the rear, the heart of the home awaits. A spacious, open-plan living room flows into the contemporary kitchen, forming an inviting space for entertaining or unwinding with family. Both rooms open directly onto the beautifully maintained rear garden, creating an effortless indoor-outdoor lifestyle. A stylish ground-floor W.C. completes this level.

Upstairs, the entire first floor is devoted to a principal suite. The main bedroom is complete with a dedicated dressing area and easy access to a well-appointed family bathroom featuring a bath, separate shower, wash basin, and W.C.

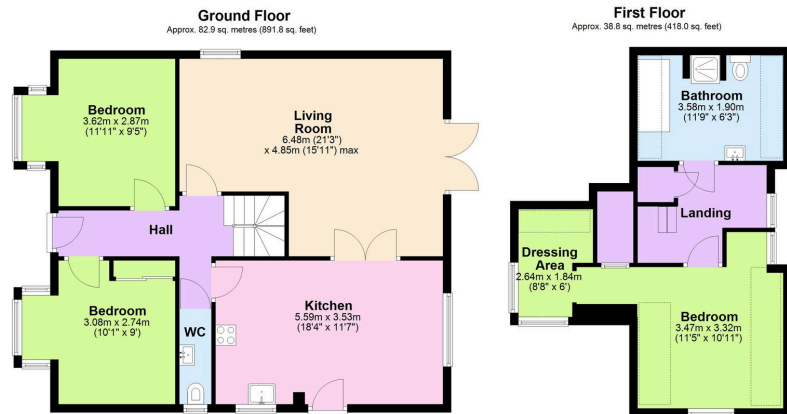
Outside, the private rear garden offers a tranquil escape. Predominantly laid to lawn and bordered by peaceful woodland, it's a haven for relaxation and outdoor dining. A decked terrace provides the perfect setting for al fresco meals, while a charming Summer house invites you to unwind with a good book – or a glass of wine as the sun sets.

To the front, a generous driveway ensures ample parking for multiple vehicles.

If You Lived Here:

Located within walking distance to Cranbrook, a pretty and popular Wealden Market town that provides good local shopping, amenities and sport and leisure facilities. More extensive shopping, sport and





Total area: approx. 121.7 sq. metres (1309.8 sq. feet)

- THREE BEDROOM DETACHED HOUSE
- WALKING DISTANCE TO CRANBROOK TOWN
- DRIVEWAY WITH PARKING FOR SEVERAL VEHICLES
- OPEN PLAN LIVING
- COUNCIL TAX BAND C
- BEAUTIFUL REAR GARDEN SURROUNDED BY WOODLAND
- WELL PRESENTED THROUGHOUT
- PRINCIPLE SUITE ON THE 1ST FLOOR
- EPC RATING D



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |