



2 WHEATFIELD LEA
CRANBROOK, KENT, TN17 3ND



**Lambert
& Foster**

TUNBRIDGE WELLS 15 MILES | STAPLEHURST MLS 5 MILES | MAIDSTONE 14 MILES

2 WHEATFIELD LEA, CRANBROOK, KENT, TN17 3ND

A popular semi detached, extended 1455 sq ft five bedroom family house, including two reception rooms, study, cloakroom and utility room, complemented by established neatly maintained front and rear gardens, driveway parking for several vehicles and attached garage, all occupying a convenient location within the town on this sought after cul de sac. Cranbrook School catchment area.

GUIDE PRICE £450,000 - £475,000

FREEHOLD



DIRECTIONS

Using WHAT3WORDS; [tour.worldwide.amps](https://www.what3words.com/tour/worldwide.amps)



DESCRIPTION

2 Wheatfield Lea is an extended five bedroom semi detached house, built circa late 1960/early 1970's with brick, tile hung and render elevations beneath a pitched tiled roof.

The well presented and proportioned accommodation is set over two floors and comprises; entrance hallway, study/family room, sitting room with feature fireplace, open plan kitchen/dining room with garden views, utility room and cloakroom.

To the first floor, a main double bedroom, a further three double bedrooms, bedroom five (single) and a fully tiled family bathroom. Bedroom five lends itself to becoming a principal en suite shower room or dressing room for the main bedroom if desired.





GARDENS & GROUNDS

Outside, a driveway provides off road parking for several vehicles and access to an attached garage with both power and lighting. The front garden is mainly laid to lawn with neat hedging and side access.

The meticulously maintained rear garden is a manageable size and laid to lawn with fantastic decked entertaining area for table and chairs, retained planted borders, small ornamental pond and vegetable plot.



FLOORPLANS

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

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Approximate Area = 1303 sq ft / 121 sq m

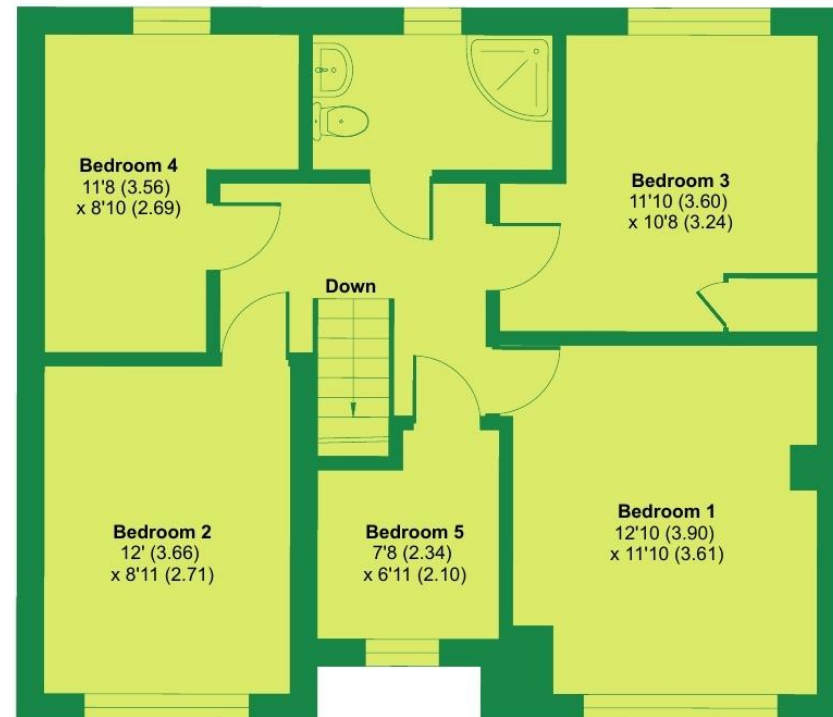
Garage = 152 sq ft / 14.1 sq m

Total = 1455 sq ft / 135.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





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

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas fired central heating

BROADBAND & MOBILE COVERAGE:

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

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band E **EPC:** D (61)

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