

Lambert & Foster



2 HIGH VIEW TERRACE

HARTLEY ROAD | CRANBROOK | KENT | TN17 3QU

A Victorian mid terrace house providing character accommodation arranged over three floors, including two separate reception rooms with fireplaces and three bedrooms, complemented by a parking space for 1/2 cars to front and an approximately 164ft south facing rear garden, laid to lawn, located on the edge of this favoured market town. Cranbrook School Catchment area.

Guide Price £345,000

FREEHOLD





2 HIGH VIEW TERRACE

HARTLEY ROAD, CRANBROOK, KENT, TN17 3QU

2 Highview Terrace is a character Victorian middle terrace house, presenting brick elevations set with a mixture of replacement UPVC and timber framed windows, beneath a pitched tiled roof. The character accommodation is arranged over three floors with features including two separate reception rooms, a sitting room with cast iron fireplace and bay window to front and a dining room with brick fireplace, exposed wooden floorboards with an aspect to rear. The kitchen has fitted eye level units, worktops and now presents an opportunity for updating. Three bedrooms are arranged over the first and second floors, bedroom one has exposed painted floorboards and a pretty cast iron fireplace with aspect to front. The bathroom is fitted with a white suite including a bath with tile surround and a separate tile and glazed shower. The two second floor bedrooms are set partially beneath eaves, bedroom two with fitted wardrobes, bedroom three enjoying south facing distant countryside views.

Outside to front is hard standing for one to two vehicles. The rear south facing garden extends to approximately 164ft(50m) laid to lawn with paved patio, timber shed and brick former outside WC providing useful storage.



- A middle terrace Victorian house
- Sitting room with cast iron fireplace
- Dining room with brick fireplace
- Kitchen in need of updating
- Three bedrooms arranged over the first and second floors

- Bathroom fitted with a white suite including bath and separate shower
- Parking for one to two vehicles
- Rear 164ft south facing garden
- No onward chain

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

WHAT3WORDS: treaty.slim.yesterday

TENURE: Freehold

SERVICES & UTILITIES: Standard, Superfast and Ultrafast

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains gas fired central heating

MOBILE COVERAGE: Indoor and outdoor likely
 (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 C **EPC:** C (72)

FLOOD & EROSION RISK: Property flood history: None
Rivers and the sea: None **Surface Water:** None **Reservoirs:** None
Groundwater: None

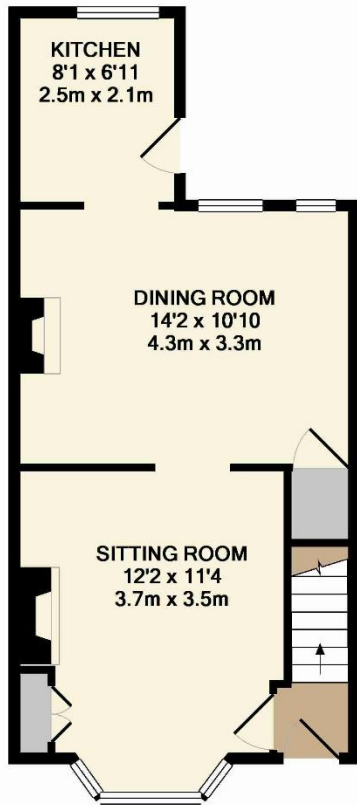
(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

Agents Note: No.2 enjoys a pedestrian access across adjoining No.1

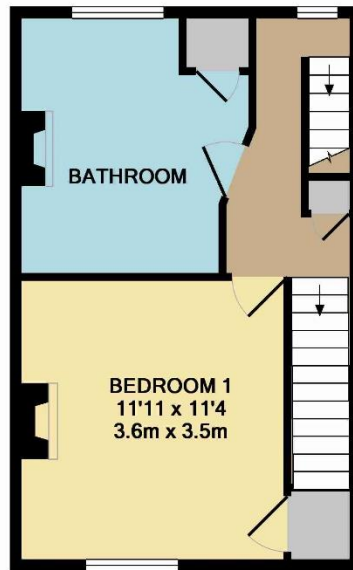
FLOORPLANS

www.lambertandfoster.co.uk

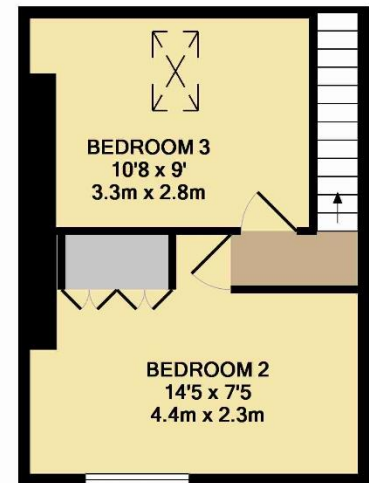
For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.



GROUND FLOOR
APPROX. FLOOR
AREA 386 SQ.FT.
(35.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 322 SQ.FT.
(29.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 257 SQ.FT.
(23.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 966 SQ.FT. (89.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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