



# Lambert & Foster



## 2 FRYTHE WALK

2 FRYTHE WALK | CRANBROOK

*A three bedroom, semi-detached house with two reception rooms and a conservatory, complemented by a rear garden and a garage, all occupying a central location within this popular market town. Cranbrook School catchment area.*

Guide Price £299,950

FREEHOLD



## 2 FRYTHE WALK

CRANBROOK | KENT | TN17 3BD

2 Frythe Walk is an ex-local authority, semi-detached house with accommodation arranged over two floors, presenting an opportunity for further updating, if so desired, and is briefly described as follows; hall with access to sitting room with useful built-in shelved cupboard and pleasant aspect to rear, incorporating double doors overlooking the rear garden. The dining room also enjoys an aspect out across the rear garden. The kitchen is simply fitted with base and eye level cupboards, round edged work surface with inset, single bowl, stainless steel, sink unit, space and electric point for cooker and fridge, a tiled floor and an aspect to the front. A lobby provides access to a separate wc and a utility room with space and plumbing for a washing machine, fitted cupboards and a work surface. Leading on from the lobby is open access to a conservatory with UPVC windows and panels and double doors with access out to the garden.

Three bedrooms are arranged over the first floor incorporating two double rooms and one single room. Bedrooms one and two overlook the rear garden. The bathroom is fitted with a coloured suite including moulded panel bath with integrated shower over.

2 Frythe Walk is approached via a wooden picket gate and fence with a block paved pathway leading to the front door. The garden is well stocked with an area of lawn, part bordered by mixed flower and shrubbery beds. The rear garden is a fine feature extending to approximately 18.5m, laid to lawn with pathways, well stocked flower borders and a paved patio area with a useful awning. Beyond the rear garden, accessed via a shared driveway, is a private drive for approximately one vehicle leading to a detached, single, concrete section garage approximately 5m x 2.45m.



- Total floor area approximately 1,117 sq ft (103.8 sq m) Canopy porch
- Hall
- Sitting room
- Dining room
- Fitted kitchen
- Lobby and utility room
- Cloakroom
- Conservatory
- First floor landing
- Three bedrooms ((two double rooms and one single room)
- Bathroom
- Gas fired central heating
- UPVC double glazing
- Front garden and rear garden approximately 18.5m
- Detached single garage
- Tunbridge Wells approx. 16 miles distance | Staplehurst mainline station approx. 7 miles distance

## DIRECTIONS

From our office proceed down the high street and round into Stone Street turning right into St David's Bridge/The Hill. Continue on up past the windmill on the left hand side and on, taking the right hand turning into Frythe Way. Proceed on, taking the second right hand turning into Fythe Walk, whereupon No. 2 will be found almost immediately on the left hand side.

## GENERAL

**Tenure:** Freehold

**Services:** Mains electricity, water and drainage. Gas fired central heating.

**Local authority:** Tunbridge Wells Borough Council

**Council tax:** Band C

**EPC:** C

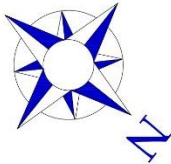
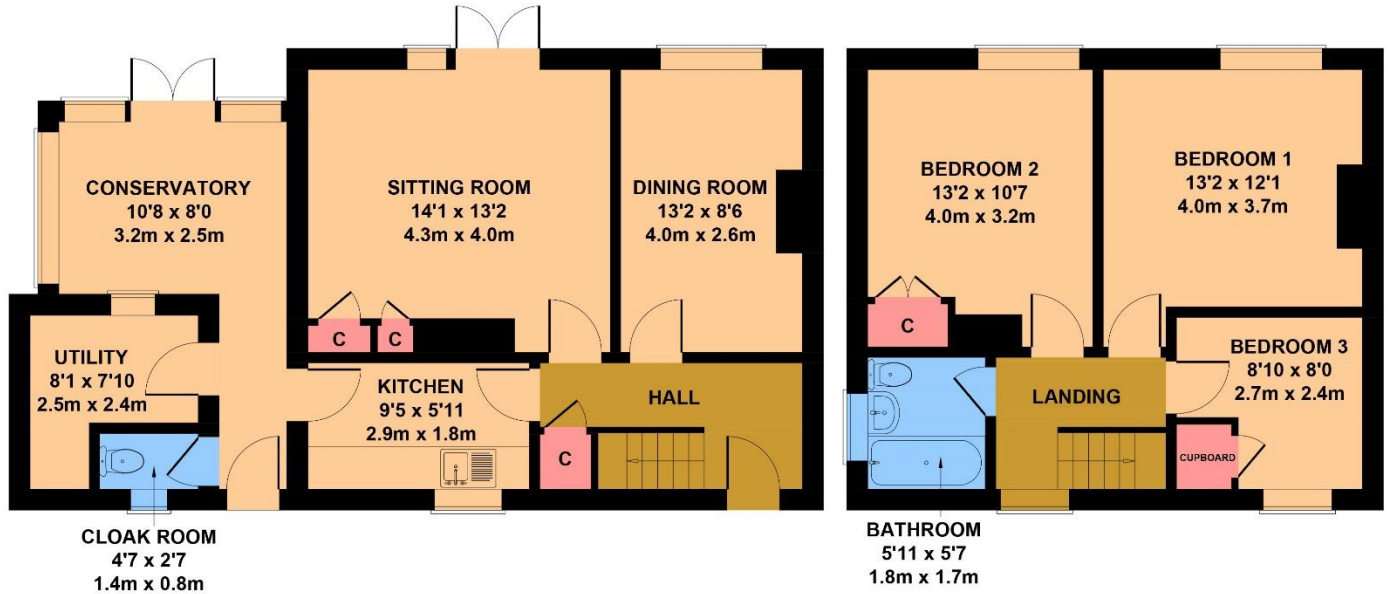
## VIEWING

By appointment only.

**Cranbrook Office:** 01580 712888.

## FLOORPLANS

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



### OFFICES LOCATED IN KENT & SUSSEX:

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