



Lambert & Foster



28 OATFIELD DRIVE

CRANBROOK | KENT | TN17 3LA

A detached three bedroom family house including a sitting room/dining room with wood-burning stove and a conservatory, complemented by a paved rear garden approximate 20 m including a useful timber shed/workshop, block paved parking and a garage, all occupying a most convenient location centrally located within this popular town. Cranbrook School Catchment area.

Guide Price £415,000

FREEHOLD



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28 Oatfield Drive is a detached family house circa late 1960s/early 1970s providing neatly presented three bedroom accommodation arranged over two floors. Features include the open plan sitting room/dining room with fireplace housing a wood-burning stove, exposed wooden floorboards and a double aspect. From the sitting room/dining room sliding patio doors lead through to the conservatory with a dwarf brick wall, UPVC windows and panels, fitted with power and light, enjoying a pleasant outlook across the rear garden. The kitchen is fitted with modern units including Neff electric hob and Miele electric oven and an aspect and door to outside. The three bedrooms comprise two double rooms and one single room. A bathroom is fitted with a modern white suite including a panelled bath with electric shower above and a separate wc.

Outside, a block paved drive provides parking with an area of lawn alongside and stocked borders. The attached garage is fitted with a metal up and over door, power, light and a door to rear. The rear garden extends to approximately 20m laid to paving with slate chipped ornamental borders and a raised brick bed. A useful timber garden shed/workshop 5 m 50 x 2 m 45 is positioned at the top of the garden.



- Total floor area approximately including garage 1283 sq ft (119.1sq m)
- Entrance porch and hall
- Sitting room/ dining room with wood burning stove
- Conservatory
- Kitchen
- First floor landing
- Three bedrooms
- Bathroom and separate WC
- Mains gas fired central heating
- UPVC double glazing
- Garage and block paved drive
- Paved rear garden approx.20m
- Timber shed/workshop

DIRECTIONS

From our office in Cranbrook proceed down the High Street bearing left at the White Horse pub into Carriers Road. Continue along this road, bearing round to the left, the road becomes Oatfield Drive, where upon No.28 will be found further along as the road bears to the right on the right.

GENERAL

Tenure: Freehold

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

Local authority: Tunbridge Wells Borough

Council tax: Band E

EPC: D

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.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2021. Produced for Lambert and Foster Ltd. REF: 715551

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