



# Lambert & Foster



## 9 CARRIERS ROAD

CRANBROOK | KENT | TN17 3JS

*An extended semi detached house providing three bedroom family accommodation, complemented by a front and rear west facing garden overlooking the allotments, off road parking, all occupying a central town location within a short walk to the High Street. Cranbrook School catchment area. Chain Free.*

Guide Price £415,000

FREEHOLD





## 9 CARRIERS ROAD

CRANBROOK | KENT | TN17 3JS

9 Carriers Road is a circa late 1960s, semi detached house, which has been extended to the ground floor, providing well presented family accommodation, arranged over two floors. To the ground floor, there is a hallway, sitting room with feature fireplace, dining room, modern fitted kitchen/breakfast room, cloakroom w.c and utility area. Arranged over the first floor landing are three bedrooms including two double rooms and one single room. Bedroom one has an aspect to the front. Bedroom two has an aspect to the rear with distant views over the allotments. Bedroom three is a single bedroom, which could be used equally as an office. The family bathroom is part tiled with a three piece suite including a shower cubicle.

Outside, an open access onto a brick paved drive, providing parking for two vehicles. The front garden is laid to lawn. The rear west facing garden is a fine feature, mainly laid to lawn with great size patio area and further base for a shed or summerhouse. The views across the allotments are a real bonus with this house.

Mainline rail services to London Charing Cross and Cannon Street run from Staplehurst, Headcorn and Marden stations. Trains to Gatwick airport are available from Tonbridge. A high speed train service runs from Ashford to London St Pancras in 37 minutes. Motorway links: The M25 via the A21 can be accessed at J5 and the M20 via J8 both providing links to Gatwick and Heathrow airport and other motorway networks. Leisure/sporting facilities include golf clubs at Dale Hill and Rye, Risebridge Health Club in Goudhurst, sailing and fishing at Bewl Water, riding, walking, mountain bike trails, climbing and activity centre in Bedgebury Forest and Pinetum.





- Total floor area approximately 1078 ft<sup>2</sup> (100.1 m<sup>2</sup>)
- Entrance hall
- Cloakroom
- Sitting room with feature fireplace
- Dining room
- Modern fitted kitchen/breakfast room
- Utility room
- Three bedrooms (two doubles and one single)
- Family bathroom with shower cubicle
- West facing rear garden with views over the allotments
- Off road parking for two cars
- Chain free
- Cranbrook School catchment area

## DIRECTIONS

From our office in Cranbrook proceed down the high street turning left by the White Horse pub into carriers Road. Continue up the road and 9 Carriers Road can be found on the left-hand side.

## GENERAL

**Tenure:** Freehold

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

**Local authority:** [www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**Council tax:** Band D **EPC:** C (69)

## VIEWING

By appointment only.

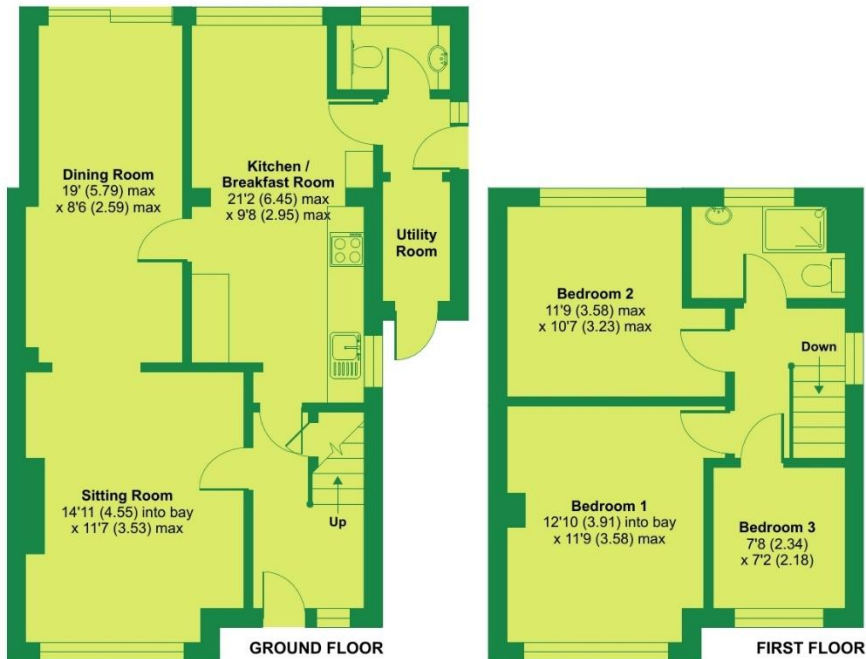
**Cranbrook Office:** 01580 712888.

**FLOORPLANS**

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

**9 Carriers Road, Cranbrook, TN17 3JS**

Approximate Area = 1078 sq ft / 100.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Lambert and Foster Ltd. REF: 1103806

**PROPERTY PROFESSIONAL FOR OVER 120 YEARS**

OFFICES LOCATED AT:

**PADDOCK WOOD, KENT**

Tel. 01892 832 325  
77 Commercial Road,  
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Kent TN12 6DS

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Tel. 01580 712 888  
Weald Office, 39 High St,  
Cranbrook, Kent  
TN17 3DN

**HYTHE, KENT**

Tel. 01303 814 444  
Hillhurst Farm, Stone St,  
Westenhanger, Hythe,  
Kent CT21 4HU

**WADHURST, SUSSEX**

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Helix House, High Street,  
Wadhurst, East Sussex  
TN5 6AA

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