



Lambert & Foster



3 FRYTHE CRESCENT

CRANBROOK | KENT | TN17 3BA

A chain free, semi-detached house providing 1110 sq ft three bedroom family accommodation offering scope for interior updating and extension (STPP), including a fitted kitchen, dining room and sitting room, complemented by a well established rear garden, all conveniently located within the town. Cranbrook School catchment area.

Guide Price £315,000

FREEHOLD



3 FRYTHE CRESCENT

CRANBROOK | KENT | TN17 3BA

3 Frythe Crescent is an ex-local authority semi-detached family house presenting brick elevations beneath a pitched tiled roof. The accommodation is arranged over two floors and briefly comprises of; entrance hallway, sitting room with feature electric fireplace, fitted kitchen with rear garden views and dining/utility room. To the first floor, two double bedrooms with built in wardrobes, a third single bedroom with storage cupboard and family bathroom. The loft has a pull down ladder and is fully boarded. This property now offers scope for interior updating and has great potential to extend further (STPP).

Outside, pretty front and rear gardens are a fine feature with the rear neatly tended with well-stocked flower beds and borders, a paved patio area, two timber sheds, greenhouse and further two brick outbuildings to the side of the 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 1110 ft² (103.1 m²)
- Hallway
- Sitting room
- Fitted kitchen
- Dining room
- Three bedrooms (two double and one single)
- Family bathroom
- Gas fired central heating and double glazing
- Neatly tended well-stocked rear garden
- Two brick outbuildings, two timber sheds and greenhouse
- Scope for interior updating and extension (STPP)
- Cul-de-sac location
- Cranbrook School catchment area
- Chain free

DIRECTIONS

From our office in Cranbrook proceed down the High Street bearing round into Stone Street, taking the right hand turning into St David's Bridge/the Hill. Continue on past the windmill set up on the left hand side taking the right hand turning into Frythe Way. Take the third left hand turning into Frythe Crescent whereupon No.3 will 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

Council tax: Band C **EPC:** D (57)

Mobile Coverage: Likely

Broadband: Ultrafast 1000 Mbps

VIEWING

By appointment only.

Cranbrook Office: 01580 712888.

AGENT'S NOTE: 3 Frythe Crescent is steel framed and defined as non standard construction (if you require a mortgage, please bring this point to your financial advisors attention)

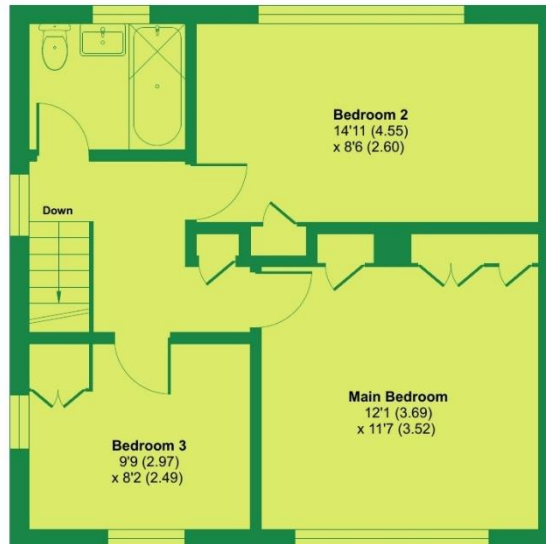
FLOORPLANS

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

3 Frythe Crescent, Cranbrook, TN17 3BA

Approximate Area = 1110 sq ft / 103.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lambert and Foster Ltd. REF: 1166748

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

PADDOCK WOOD, KENT

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

CRANBROOK, KENT

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

Tel. 01435 873 999
Helix House, High Street,
Wadhurst, East Sussex
TN5 6AA

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.