



Lambert & Foster



51 WHEATFIELD WAY

CRANBROOK | KENT | TN17 3NB

*A semi-detached house extended on the ground floor, providing three bedroom accommodation now offering scope for interior updating, complemented by front and rear gardens, a drive and garage, all occupying a central location in Cranbrook.
Cranbrook School Catchment Area.*

Guide Price £375,000

FREEHOLD



51 WHEATFIELD WAY

CRANBROOK | KENT | TN17 3NB

51 Wheatfield Way is a 3 bedroom semi-detached house. Built in the early 1960's of brick elevations beneath a pitched tiled roof. Now offering scope for the updating of the interior fixtures and fittings if so desired. The accommodation is arranged over two floors with a single-storey extension to the rear. This sun room, overlooks the pleasant, enclosed, private garden and includes a utility area and WC.

The sitting room is positioned to the front of the house overlooking the front garden. The kitchen/dining room has fitted units and enjoys a pleasant outlook across the garden with an open access leading to the sun room enjoying the same aspect. Arranged on the first floor are three bedrooms including two double rooms and one single room. The bathroom is fitted with a white suite including a panelled bath with shower over with a part tiled surround.

Outside a concrete driveway leads down to a single garage with metal up and over door. The driveway is of a good length and can accommodate 3-4 cars. The front garden is laid to lawn. A side gate leads to the rear garden laid predominantly to lawn with mature shrubs and trees giving a private tranquil space.



- Total floor area approximately 1028 sq ft (95.5 sq m)
- Entrance porch and hall
- Kitchen/dining area
- Utility area & WC
- Sun room
- Sitting room
- First floor landing
- Three bedrooms (two double rooms and one single room)
- Family bathroom with shower over
- Gas fired central heating
- Drive and single garage
- Private garden
- Staplehurst mainline station approximately 6 miles distance
- Cranbrook School catchment area

DIRECTIONS

From our office in Cranbrook proceed up the high street passing the fire station on the right, then take the next right hand turning into Wheatfield Drive. Continue on and at the minor T junction turn right into Wheatfield Way, where upon No.51 will be found on the right-hand side.

GENERAL

Tenure: Freehold

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

Broadband coverage: standard & superfast 17/80 Mbps

Mobile coverage: Likely

Local authority: www.tunbridgewells.gov.uk

Council tax: Band D **EPC:** D (62)

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

51 Wheatfield Way, Cranbrook, TN17 3NB

Approximate Area = 1028 sq ft / 95.5 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 1166 sq ft / 108.3 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). © richcom 2024. Produced for Lambert and Foster Ltd. REF: 1139389

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

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Cranbrook, Kent
TN17 3DN

HYTHE, KENT

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Kent CT21 4HU

WADHURST, SUSSEX

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