



Lambert & Foster



4 WHEATFIELD CLOSE

CRANBROOK | KENT | TN17 3NA

*Sitting on a rare and larger than average plot, measuring approximately 0.3 of an acre, is this extended semi detached house providing three bedroom family accommodation, complemented by off road parking for several vehicles, single garage and fantastic size rear garden, all occupying a sought after and central town location within a short distance to the High Street.
Cranbrook School catchment area.*

Guide Price £435,000

FREEHOLD



4 WHEATFIELD CLOSE

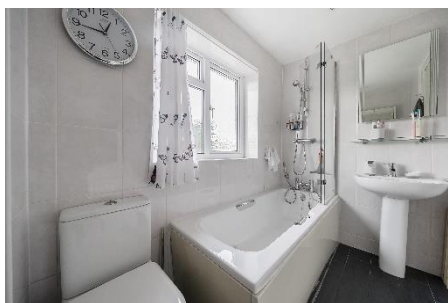
CRANBROOK, KENT, TN17 3NA

4 Wheatfield Close is a modern, circa late 1960's, semi detached family house presenting mixed brick, rendered and tile hung elevations beneath a pitched tiled roof. The accommodation is arranged over two floors and has been extended to the ground floor.

To the ground floor, a hallway which leads into the spacious sitting room with feature fireplace, modern fitted kitchen with breakfast bar and double aspect dining room overlooking the rear garden. To the first floor, main bedroom with built in wardrobes, bedroom two with rear aspect (double room), bedroom three (single room) and family bathroom.

Outside, an open access onto a concrete drive, providing parking for three/four vehicles and access to a single garage. The rear garden is a fine feature, mainly laid to lawn and surrounded by mature shrubs and borders. A bonus parcel of land leads on from the main garden which is very rare in such a location and could be used for a large summer house or allotment area. The whole measures approximately 0.3 of an acre.

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.



- Semi detached family house
- Whole plot approximately 0.3 of an acre
- Three bedrooms
- Spacious sitting room
- Modern fitted kitchen with breakfast bar

- Double aspect dining room
- Larger than average rear garden
- Single garage and off road parking
- Sought after cul-de-sac location
- Cranbrook School catchment area

VIEWING: By appointment only.
Cranbrook Office: 01580 712888.

WHAT3WORDS: pirate.gown.searcher

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band D **EPC:** D (66)

BROADBAND & MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

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

4 Wheatfield Close, Cranbrook, TN17 3NA

Approximate Area = 1014 sq ft / 94.2 sq m

Garage = 140 sq ft / 13 sq m

Total = 1154 sq ft / 107.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Lambert and Foster Ltd. REF: 1221549

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