



Lambert & Foster



8 QUAKER DRIVE

CRANBROOK | KENT | TN17 2HL

A well presented semi-detached house providing two bedroom accommodation arranged over two floors including a kitchen/dining area and sitting room, complemented by off-road gravel parking for two vehicles, rear garden with home office/studio in a quiet cul-de-sac within the town of Cranbrook. Cranbrook School catchment area.

Guide Price £300,000-£315,000

FREEHOLD



8 QUAKER DRIVE

CRANBROOK, KENT, TN17 2HL

A semi-detached property presenting brick elevations set with UPVC double glazed windows, beneath a new pitched tiled roof. The accommodation comprises a side entrance into the hall and cloak area, fitted kitchen/dining room with patio doors into the rear garden, sitting room with feature fireplace and outlook to the front of the property. Stairs leading to the two double bedrooms, bedroom two has large cupboard and access to the loft, additional storage at the top of the stairs. The bathroom is fitted with a traditional white suite with shower over.

Outside, rear garden benefits from all day sun to be enjoyed by multiple seating areas.

- Total floor area approximately 799 sq ft / 74.2 sq m
- Kitchen/dining area
- Sitting room
- Two double bedrooms
- Bathroom with traditional white suite with shower over
- Off road gravel parking for two vehicles
- Home office/studio
- Cranbrook School catchment area



SITUATION

Situated at the end of a cul-de-sac on the outskirts of Cranbrook, a few minutes walk down to Cranbrook High Street.

GARDENS & GROUNDS

Outside to the front is gravel parking for two vehicles. The well maintained garden to the rear with a patio area and a home office/studio with electricity, a tool shed to the side. The whole is fenced and enclosed.

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

WHAT3WORDS: musically.shaver.teardrop

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Gas Fired Central Heating

BROADBAND & MOBILE COVERAGE:

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

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band C **EPC:** C (73)

FLOOD & EROSION RISK: **Property flood history:** None

Rivers and the sea: None **Surface Water:** None

Reservoirs: None **Groundwater:** None

(Visit flood-map-for-planning.service.gov.uk 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.

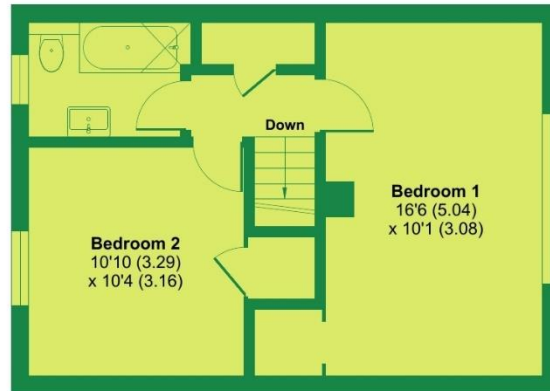
Quaker Drive, Cranbrook, TN17

Approximate Area = 799 sq ft / 74.2 sq m

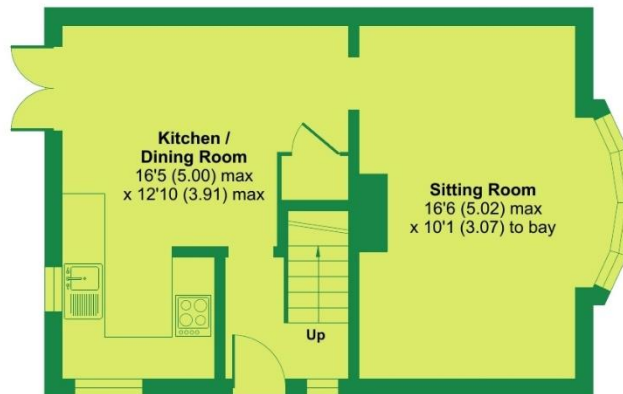
Outbuilding = 116 sq ft / 10.7 sq m

Total = 915 sq ft / 84.9 sq m

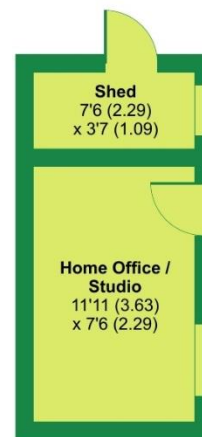
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3chcom 2024. Produced for Lambert and Foster Ltd. REF: 1197849

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