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## 4A GODDARDS CLOSE

CRANBROOK | KENT | TN17 3LJ

*A well presented, modern, semi-detached house, providing three bedroom family accommodation including a sitting room/dining room and a kitchen/breakfast room, complemented by a rear approximately 75ft garden and communal parking (two cars regularly parked) all situated within this popular cul-de-sac at the top of the high Street. Cranbrook school catchment area.*

Guide Price £325,000

FREEHOLD





## 4A GODDARDS CLOSE CRANBROOK, KENT, TN17 3LJ

4A Goddards Close is a well presented, modern, semi-detached house presenting brick elevations set with UPVC double glazed windows beneath a pitched interlocking tiled roof. Arranged over two floors, the well proportioned accommodation includes an entrance porch and hall, with doors leading off to a kitchen/breakfast room with fitted units, book and display shelving, an integrated electric fan assisted oven and four ring hob, space and plumbing for a washing machine, space and electric point for an upright fridge/freezer and tumble drier with external ventilation point and an aspect front. The sitting room/dining room has an under stairs storage cupboard and enjoys a pleasant aspect to rear incorporating a double glazed door to outside, overlooking the lawned garden.

Arranged over the first floor are three bedrooms. Bedroom one is a double room and includes freestanding wardrobes and an aspect to rear overlooking the garden and top end of the high Street. Bedroom two, also a double room with aspect to front. Bedroom three, a single bedroom has an aspect to front. The bathroom is fitted with a white suite including a panel bath with tile surround and Triton electric shower over and a separate low level WC.

Outside, the rear garden is a particular feature, extending to approximately 75 ft laid to lawn with shaped flower bed, paved patio, a side gate and timber shed. The whole garden is fenced and enclosed. To the front is communal parking. The current neighbourly arrangement regularly provides parking spaces directly in front of 4A for two cars.



- A modern semi detached family house
- Three bedrooms
- Sitting room/dining room
- Kitchen/breakfast room
- Bathroom and separate wc

- Rear garden approx. 75ft
- Communal parking
- Corner of cul de sac location
- Convenient location to High Street
- Gas fired central heating

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

**WHAT3WORDS:** safely.troll.twisty

**TENURE:** Freehold

**SERVICES & UTILITIES:**

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

**Sewerage:** Mains **Heating:** Mains Gas

**LOCAL AUTHORITY:** [www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**COUNCIL TAX:** Band C **EPC:** D (68)

**BROADBAND & MOBILE COVERAGE:**

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

**The Estate Agents Act 1979:**

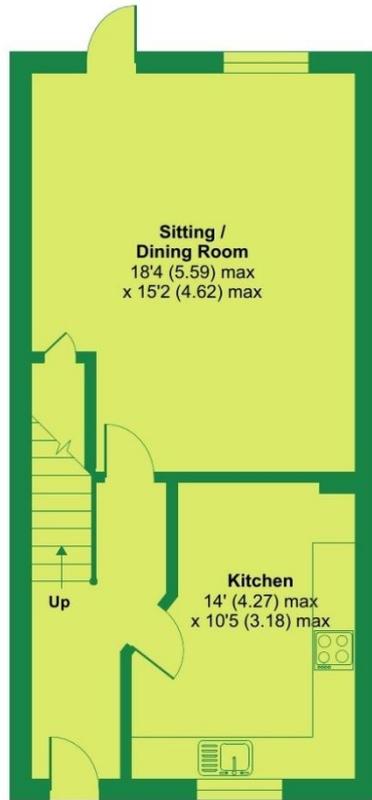
The seller of this property is an employee of Lambert & Foster.

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

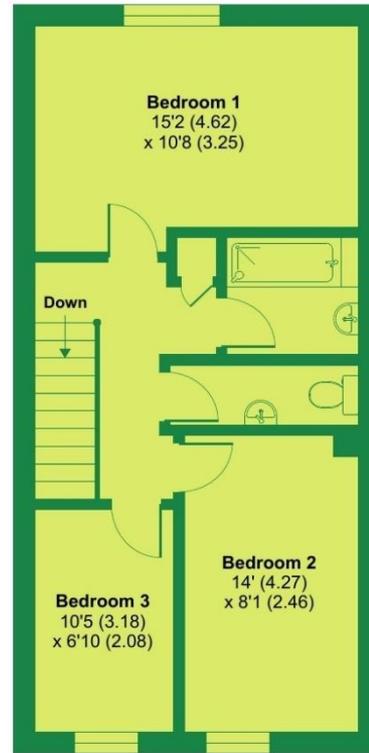
4A Goddards Close, Cranbrook, TN17 3LJ

Approximate Area = 1010 sq ft / 93.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Lambert and Foster Ltd. REF: 1265098

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