

Lambert & Foster



16 WHEATFIELD DRIVE

CRANBROOK | KENT | TN17 3LU

An extended 1866 sq ft semi-detached four bedroom family house, including two separate reception rooms and a kitchen/ breakfast/family room, now offering scope for updating, complemented by a front and rear approximately 90ft garden and parking for two to three vehicles, all occupying a town location, a convenient walk to the high street amenities. Cranbrook School catchment area.

Guide Price £437,000

FREEHOLD





16 WHEATFIELD DRIVE

CRANBROOK, KENT, TN17 3LU

16 Wheatfield Drive is a circa late 1960s/early 1970s semi-detached house having been extended on the ground floor and benefiting from an attic conversion. The property presents predominantly brick elevations, with some timber cladding, set with UPVC double glazed replacement windows, beneath a pitched concrete tiled roof, with a flat roof to the rear extension.

The well proportioned accommodation is arranged over three floors and now presents an opportunity for updating. From the entrance hall with cloakroom, door to the double aspect sitting room with wood burning stove. Obscured glazed double doors to the dining room together with a separate boiler room. The kitchen/breakfast/family room is a feature, overlooking the rear garden. The kitchen area includes fitted units, freestanding cooker with four gas burner, oven and grill, space and plumbing for washing machine and dishwasher, space for fridge, patio doors provide access out to and overlook the rear garden. Four bedrooms comprise three bedrooms on the first floor and a second staircase leads up to attic bedroom four/study, set beneath eaves with roof line windows and aspect to side. A bathroom on the first floor is fitted with a white suite and includes an enamelled bath with Triton electric shower over.

Outside, to front, picket style double gates open onto a concrete driveway providing parking for two/ three vehicles. Alongside a well-stocked garden includes an area of lawn and well-stocked beds. The rear garden is a particular feature, extending to approximately 90ft laid to lawn with paved patio, timber shed and greenhouse. The whole is fenced and enclosed.



- 1866 sq ft semi detached family house
- Sitting room with wood burning stove
- Dining room
- Kitchen/breakfast/family room
- Four bedrooms arranged over first and second floors (Fourth bedroom located in the loft conversion makes an ideal home office)

- UPVC double glazing and gas fired central heating
- Drive providing parking for 2/3 vehicles
- Front and rear approximately 90ft lawned garden
- Town location convenient walk to high street amenities
- Cranbrook School catchment area.

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

WHAT3WORDS: selection.luring.branched

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas fired central heating

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band E **EPC:** C (69)

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.

16 Wheatfield Drive, Cranbrook, TN17 3LU

Approximate Area = 1800 sq ft / 167.2 sq m

Limited Use Area(s) = 66 sq ft / 6.1 sq m

Total = 1866 sq ft / 173.3 sq m

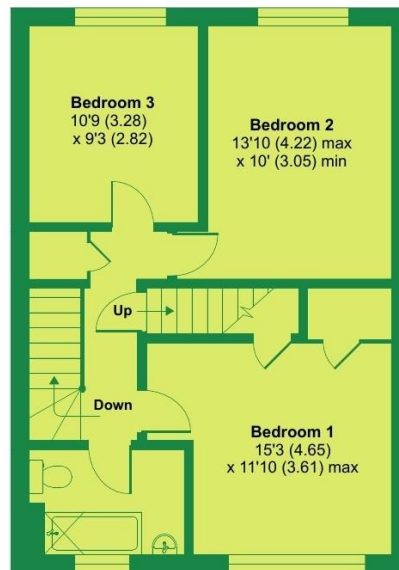
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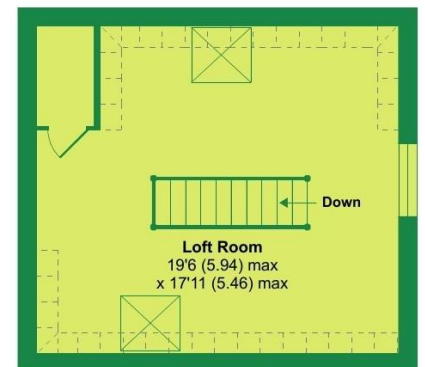
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Lambert & Foster Ltd. REF: 1317234

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