



# Lambert & Foster



## CEDAR CREST

BAKERS CROSS | CRANBROOK | KENT | TN17 3JW

*A well presented, character semi-detached house, providing four bedroom, two reception room family accommodation complemented by a drive/parking with an integral single garage and approximately 100ft rear garden all occupying a convenient location within the town, comfortable walking distance of the high street and Cranbrook school. No onward chain. Cranbrook School catchment area.*

Guide Price £675,000







FREEHOLD

## CEDAR CREST

BAKERS CROSS, CRANBROOK, KENT, TN17 3JW

Cedar Crest is a character semi-detached house which has been extended and improved creating a lovely family home. The property presents elevations of brick with some tile hanging, set with UPVC double glazed windows beneath a pitched and hipped tiled roof. Arranged over two floors the accommodation includes a hall and cloakroom, with panel doors leading off to the sitting room, with feature fireplace with tiled inlay and granite hearth, picture rail and feature bay window to front.

A separate dining room also has a feature fireplace with granite hearth, picture rail and an aspect to rear with peasant outlook across the garden. The kitchen is fitted with a range of units, worksurfaces including a butler sink with mixer tap, a range style cooker with six gas burners, twin oven and filter hood over, space and plumbing for washing machine and dishwasher, space for upright fridge/freezer, tiled floor, recess ceiling down lamps and an aspect to rear incorporating a stable door, enjoying a pleasant outlook across the garden.

Arranged over the first floor are four bedrooms (three double rooms and one single) including a main bedroom with an en suite shower room fitted with a modern white suite. A family bathroom is also fitted with a modern white suite including a panel bath with integrated shower over.





## OUTDOORS & GARDEN

An open access onto a drive with flower border and hedging, providing parking for two/three cars. An up and over door provides access to an integral single garage.

A pathway and wrought iron side gate provides access to the approximately 100ft rear garden, a particular feature, laid to lawn with raised paved patio, outside water tap and a timber garden shed. The whole is enclosed by mixture of panel fencing and established hedging.

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

**WHAT3WORDS:** preheated.riches.verb

**TENURE:** Freehold

### SERVICES & UTILITIES:

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas central heating

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

### BROADBAND & MOBILE COVERAGE:

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

**COUNCIL TAX:** D **EPC:** C

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



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