



# Lambert & Foster



## 3 BROOKSIDE CORNER

CRANBROOK | KENT | TN17 3BT

*A modern end of terrace house providing two double bedroom accommodation, complemented by a front and rear south facing garden with timber garden shed and access to communal parking, all occupying a convenient central town location with pedestrian access to the High Street via the Crane Valley. Cranbrook School catchment area.*

Guide Price £295,000

FREEHOLD





### 3 BROOKSIDE CORNER CRANBROOK, KENT, TN17 3BT

3 Brookside Corner is a modern two double bedroom end of terraced property constructed of brick with tile hanging to the front and rear upper elevations all under a pitched tiled roof. Accommodation is arranged over two floors and comprises of; entrance hallway with understairs cupboard, kitchen/breakfast room and sitting room with storage cupboard, rear patio door and pleasant views across the garden. To the first floor, a main bedroom with rear garden views that spans the full width of the property, a further second double bedroom with front views and a family bathroom. The loft has been part boarded, insulated and has a drop-down ladder.

Outside, a pathway leads to the entrance door edged on either side by flower and shrub borders. The pathway extends to the side of the property where there is a pedestrian gate and pathway to the rear south facing garden. Directly abutting the rear of the property there is a patio area with brick retaining wall and steps up onto the area of lawn edged by flower and shrub borders. The garden is enclosed by panel fencing with a rear pedestrian access gate to communal parking. Timber garden shed.

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.



- **Modern, end of terrace house**
- **Two double bedrooms**
- **Sitting room with garden access**
- **Kitchen/breakfast room**
- **Family bathroom**

- **South facing rear garden**
- **Double glazing & gas fired central heating**
- **Rear communal parking**
- **Short walk to Cranbrook High Street**
- **Cranbrook School catchment area**

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

**WHAT3WORDS:** leaned.include.argue

**TENURE:** Freehold

**SERVICES & UTILITIES:**

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas fired central heating

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

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

**BROADBAND & MOBILE COVERAGE:**

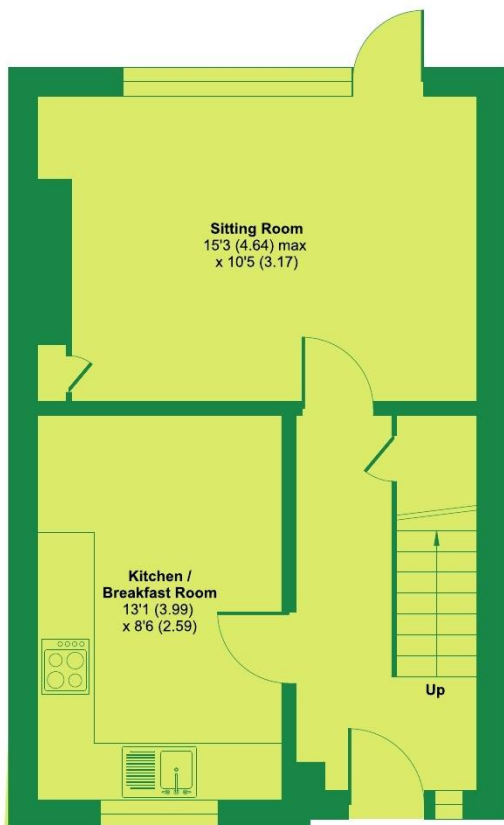
(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

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

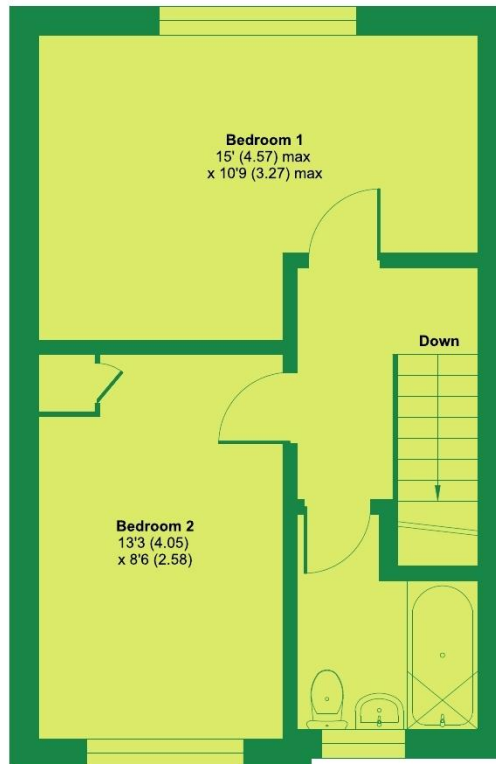
### 3 Brookside Corner, Brookside, Cranbrook, TN17 3BT

Approximate Area = 736 sq ft / 68.3 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). © n3checom 2026. Produced for Lambert and Foster Ltd. REF: 1456370

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In accordance with the Digital Market, Competition and Consumers (DMCC) Act 2024, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

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 Westenhanger, Hythe CT21 4HU

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