



Lambert & Foster



5 FRYTHE CRESCENT

CRANBROOK | KENT | TN17 3BA

A very well presented semi-detached family house providing three bedroom accommodation including open plan fitted kitchen/dining room and a conservatory overlooking a well stocked, neatly tended rear garden, together with ample parking, all located within the town. Cranbrook School catchment area

Guide Price £325,000

FREEHOLD



5 FRYTHE CRESCENT

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5 Frythe Crescent is a well presented and improved, ex local authority semi-detached house. The accommodation is arranged over two floors with features including the comprehensively fitted kitchen/dining room with fitted units, quartz worktop, integrated appliances including Miele dishwasher, Zanussi fridge freezer and Neff eyelevel double oven and grill. A pleasant aspect is enjoyed across the neatly well-stocked garden. A useful conservatory is accessed from the kitchen/dining room, with a dwarf brick wall and tiled floor, enjoying a pleasant outlook across the garden. The sitting room is positioned to the front of the property with a feature fireplace housing a coal effect gas fire. A utility and cloakroom complete the ground floor accommodation. The three bedrooms comprise two double rooms and one single room including a master bedroom with integral built-in shower, fully tiled with Aqualisa shower. The family bathroom is fitted with a white suite incorporating a moulded panel bath with mixer tap and shower attachment.

Outside, open access onto a concrete drive providing vehicle parking for approximately 3/4 cars. The front garden comprises a well-stocked front bed with ornamental wall and pathway. The rear garden is a fine feature, approximately 14 m 20 x 13 m 20 laid to lawn, neatly tended with well-stocked flower beds and borders, a paved patio area, a timber garden shed fitted with power and light. A metal garden store is set behind.



- Total floor area approximately 1195 sq ft (111 sq m)
- Hall
- Sitting room
- Kitchen/dining room
- Conservatory
- Cloakroom, Utility room
- First floor landing
- Three bedrooms incorporating main bedroom with integral shower
- Family bathroom
- Gas fired central heating, UPVC double glazing
- Parking for approximately 3/4 cars
- Neatly tended well-stocked rear garden

DIRECTIONS

From our office, proceed down the high street and round into Stone Street turning right into St David's Bridge/The Hill. Continue on, past the windmill, set up on the left-hand side and on taking the right hand turning into Frythe Way. Continue on taking the second left-hand turning into Frythe Crescent where upon No. 5 will be found on the left-hand side.

GENERAL

Tenure: Freehold

Services: Mains electricity, water and drainage. Mains gas fired central heating

Local authority: Tunbridge Wells Borough Council

Council tax: Band C

EPC: C

VIEWING

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

AGENTS NOTE: 5 Frythe Crescent is steel framed and defined as non standard construction (if you require a mortgage please bring this point to your financial adviser's attention)

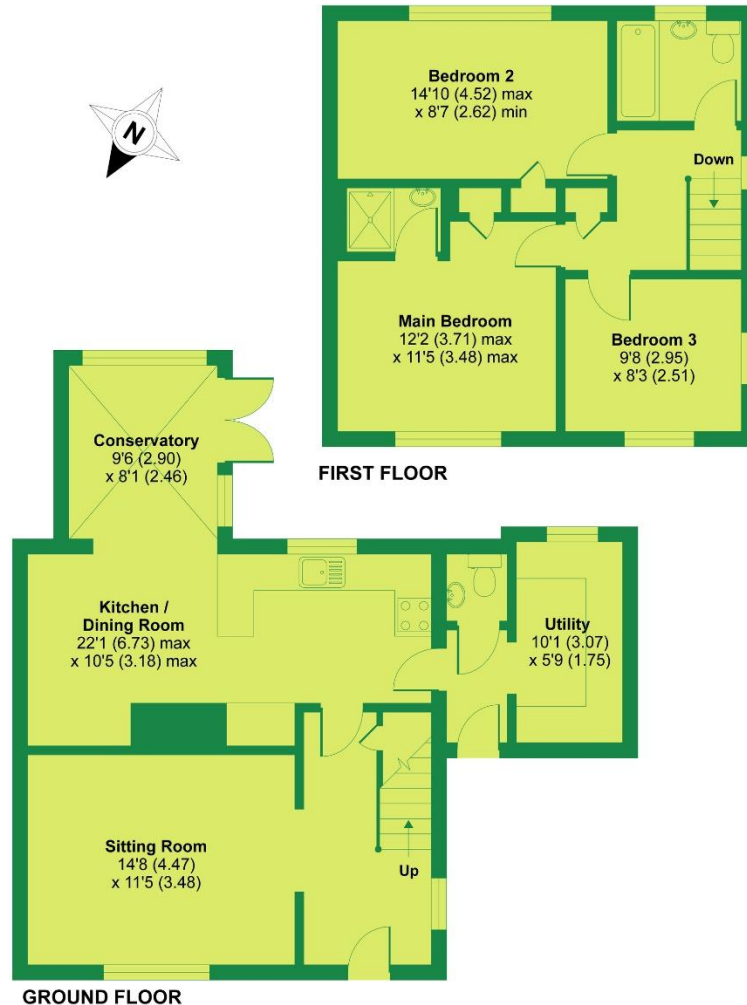
FLOORPLANS

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

Frythe Crescent, Cranbrook, TN17

Approximate Area = 1195 sq ft / 111 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Lambert and Foster Ltd. REF: 726650

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WADHURST, EAST SUSSEX

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