



8 WHEATFIELD WAY
CRANBROOK, KENT, TN17 3LS



**Lambert
& Foster**

TUNBRIDGE WELLS 15 MILES | STAPLEHURST MLS 5 MILES | MAIDSTONE 14 MILES

8 WHEATFIELD WAY, CRANBROOK, KENT, TN17 3LS

Rare to market is this two bedroom detached bungalow set back from the road on this slightly elevated plot, boasting a lovely triple aspect sitting room and conservatory overlooking the gardens, complemented by beautiful front and rear gardens, single garage and off road parking for several vehicles, all conveniently located within the town on this highly sought after road. Cranbrook School catchment area. No onward chain.

GUIDE PRICE £450,000

FREEHOLD



DIRECTIONS

Using what3words app: [focus.egging.organist](https://www.what3words.com/focus.egging.organist)

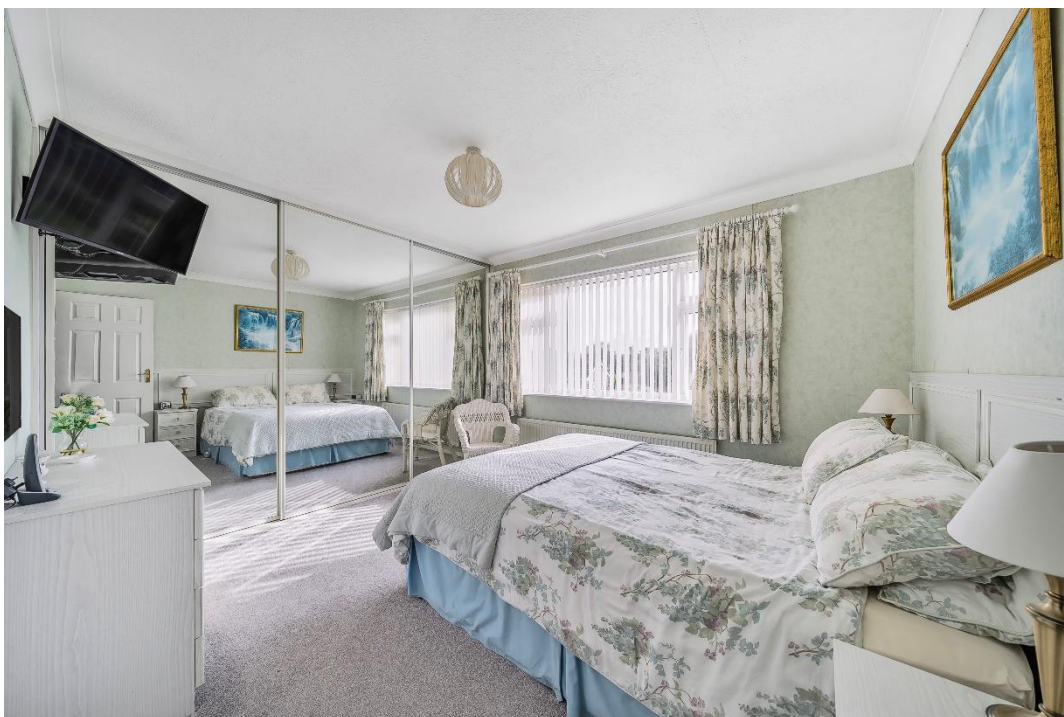


DESCRIPTION

8 Wheatfield Way is a two bedroom detached bungalow, built circa late 1960s/early 1970's with brick elevations beneath a pitched tiled roof.

The well proportioned accommodation comprises of; entrance hallway, triple aspect sitting room with feature fireplace and sliding patio doors, fitted kitchen with AEG appliances, large conservatory with garden views, bathroom and two double bedrooms (one with front aspect and one with rear aspect)

- Detached bungalow
- Sought after road
- Two double bedrooms
- Triple aspect sitting room
- Conservatory with garden views
- Single garage and off road parking
- Beautiful front and rear gardens
- Sheds and summerhouse
- No onwads chain





GARDENS & GROUNDS

Outside, a shared driveway leads to your own private parking for several vehicles and a detached single garage. The meticulously maintained front garden is laid to lawn and surrounded by mature shrubs and borders.

The rear garden complements the bungalow well and is mainly laid to lawn with a separate patio area. There are a number of timber sheds, a pretty summerhouse and gated side access.



FLOORPLANS

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

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Approximate Area = 927 sq ft / 86.1 sq m
Garage = 134 sq ft / 12.4 sq m
Total = 1061 sq ft / 98.5 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñhecom 2023.
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VIEWING: By appointment only. **Cranbrook Office:** 01580 712888.

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

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

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band D **EPC:** D (61)

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