

# Lambert & Foster



## 11 GODDARDS CLOSE

CRANBROOK | KENT | TN17 3LJ

*Rare to market is this four bedroom detached family house set in a quiet cul-de-sac location just off the High Street, offering fantastic scope for interior updating and extension (STPP), complemented by beautiful gardens, garage and off road parking, all conveniently located within the town on this highly desirable road. Cranbrook School catchment area. Chain Free.*

Guide Price £495,000

FREEHOLD







## 11 GODDARDS CLOSE CRANBROOK, KENT, TN17 3LJ

11 Goddards Close is a four bedroom detached family house with brick and tile hung elevations beneath a pitched tiled roof. Now offering fantastic scope for interior updating and extension (STPP).

The generous 1363 sq ft of family accommodation is set over two floors and comprises of, entrance hall, cloakroom, double aspect kitchen/breakfast room, sitting room and large conservatory with feature skylight. To the first floor, principal bedroom with built in wardrobes, three further bedrooms and a family bathroom.

Outside, a brick paved driveway provides parking for several vehicles and access to the side garage. To the rear, a well established garden mainly laid to patio and lawn areas with a mix of shrubs and borders. The whole is enclosed by fencing.

### SITUATION

Set in a convenient, central location, on this highly desirable road.

Cranbrook offers good local amenities which include an assortment of shops and boutiques, coffee shops and restaurants along with the Coop supermarket with free parking throughout the town.

Mainline rail services to London Charing Cross and Cannon Street run from Staplehurst, Marden and Headcorn.





- Detached Family House
- Four Bedrooms
- Large Sitting Room
- Kitchen/Breakfast Room
- Conservatory With Feature Skylight

- Front and Rear Gardens
- Off Road Parking For Several Cars
- Garage
- Cranbrook School Catchment Area
- No Onward Chain

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

**WHAT3WORDS:** sped.catapult.requested

**TENURE:** Freehold

**SERVICES & UTILITIES:**

**Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Mains

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

**COUNCIL TAX:** Band E **EPC:** TBC

**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.

## 11 Goddards Close, Cranbrook, TN17 3LJ

Approximate Area = 1363 sq ft / 126.6 sq m

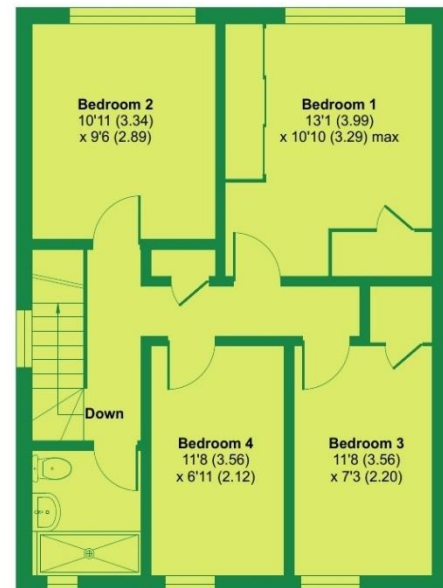
Garage = 154 sq ft / 14.3 sq m

Total = 1517 sq ft / 140.9 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). © nichecom 2025. Produced for Lambert and Foster Ltd. REF: 1254771

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