

# CRANBROOK

KENT





## Waterloo Road Cranbrook Kent TN17 3JJ

Believed to date from the late 16th century with later additions, this stunning Grade II Listed family home which is oozing with character and filled with period features, is located on the edge of the sought after town of Cranbrook.

Outside there is an area of off road parking with a gate leading into the garden. The surprisingly spacious enclosed garden is laid predominantly to lawn with an area of paved terrace and a raised flower bed. There is a further area of terrace outside the garden store.

- Grade II Listed Family Home
- Sitting Room with Inglenook
- Double Aspect Dining Room
- Kitchen/Breakfast Room
- Master Bedroom
- Two Double Bedrooms
- Attic Bedroom with Storage Area
- Family Bathroom
- Enclosed Garden with Garden Store
- Off Road Parking
- Walking Distance to Town Centre



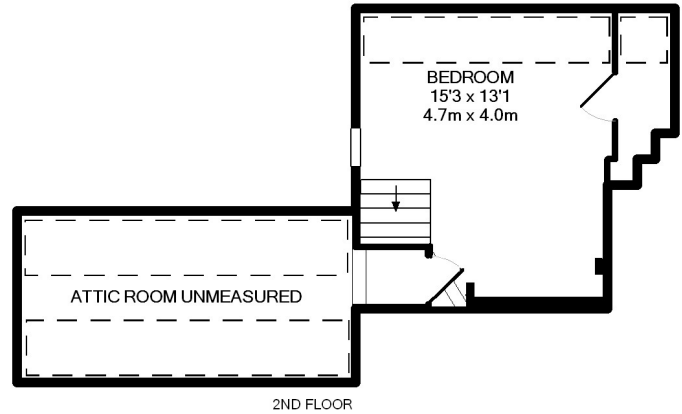
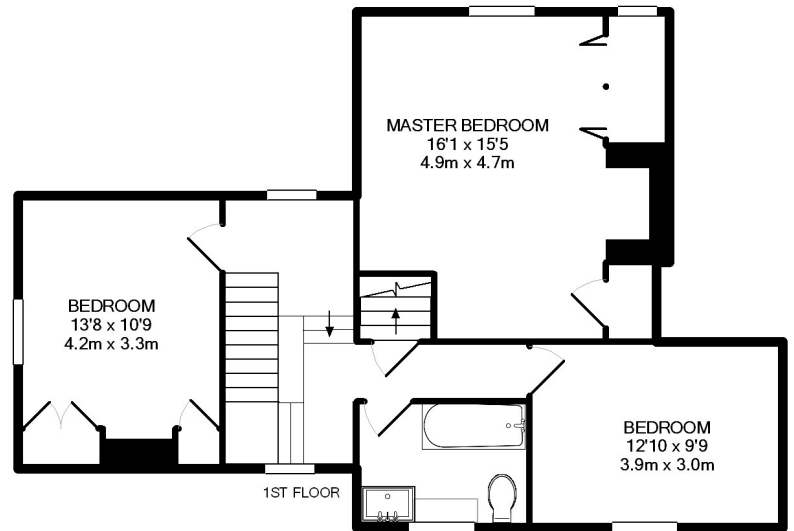
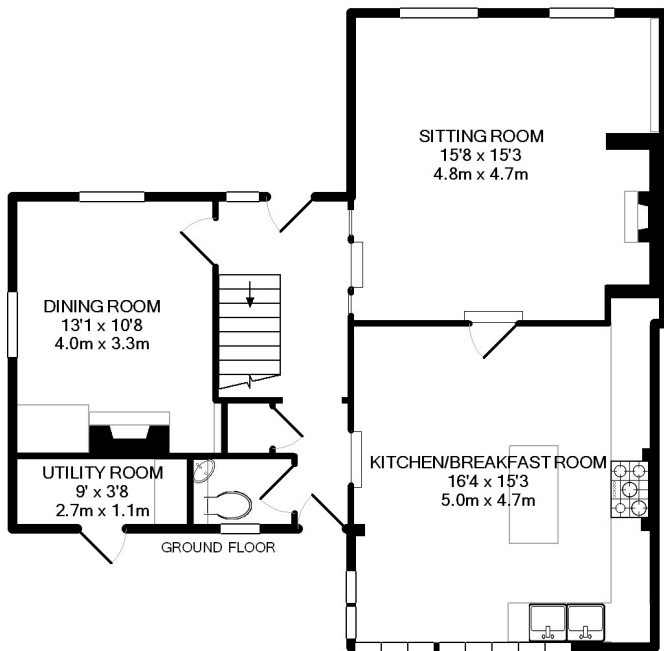












TOTAL APPROXIMATE USABLE INTERNAL FLOOR AREA (excluding utility room) 1528.5SQ. FT. (142SQ.M)  
(not to scale - for layout purposes only)

(please note that the fixtures and fittings are not necessarily included in the sale)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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### SERVICES

Mains electricity, gas, water and drainage.

EPC Rating: n/a

Tunbridge Wells Borough Council - Council Tax Band F

It should be noted that there is a flying freehold at this property.

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



The Corner House, Stone Street  
Cranbrook, Kent TN17 3HE

**Tel:** 01580 715400

**Fax:** 01580 715122

**Email:** [enquiries@harpersandhurlingham.com](mailto:enquiries@harpersandhurlingham.com)

**Web:** [www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)

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