

CRANBROOK

KENT



Cranbrook, Kent TN17 3JA

Presented in immaculate order throughout, this elegant three storey Georgian Grade II Listed town house occupies a prominent position in the sought after Wealden town of Cranbrook and is within walking distance of the renowned Cranbrook School.

The accommodation consists of a sitting/dining room with shuttered bay windows and an inglenook fireplace, a fitted kitchen with Aga and door to the garden and a cloakroom on the ground floor.

From the sitting/dining room there is access to the basement which is ideal as a study or cinema room.

On the first floor there is a master bedroom with bathroom, a further bedroom and a family shower room.

On the second floor there are two additional bedrooms,

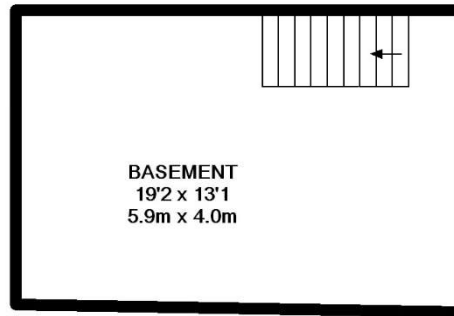
The partially walled garden is well stocked with shrubs and flowers and there is also an area of lawn.

- Three Storey Grade II Listed Town House
- Sitting/Dining Room with Inglenook
- Fitted Kitchen with Aga
- Basement Study/Cinema Room
- Master Bedroom with Bathroom
- Further Bedroom and Shower Room
- Two Second Floor Bedrooms
- Enclosed Partially Walled Garden

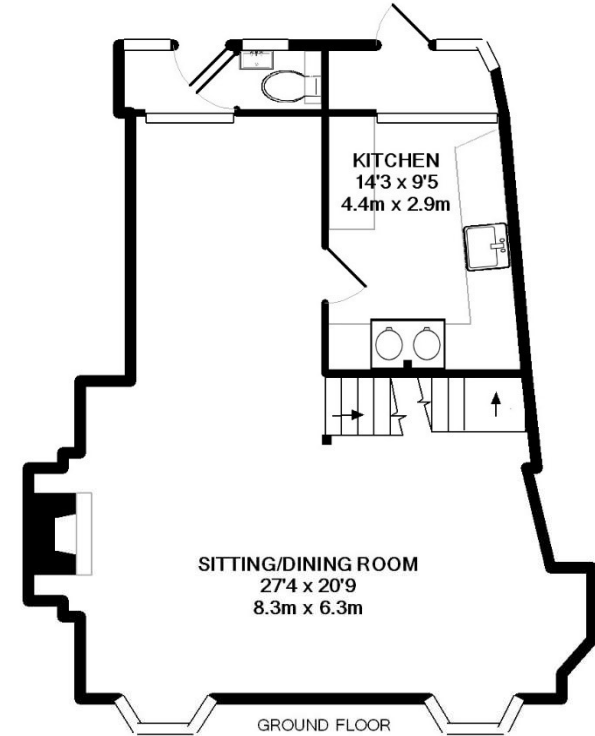




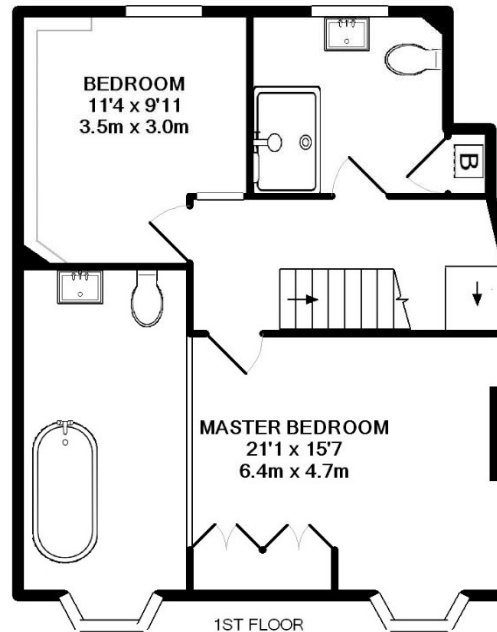




BASEMENT LEVEL

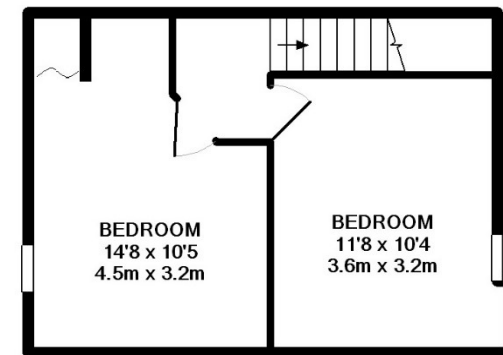


GROUND FLOOR



1ST FLOOR

TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1508SQ.FT. (140.1SQ.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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2ND FLOOR



SERVICES

Mains electricity, gas, water and drainage.

EPC Rating: n/a

Tunbridge Wells Borough Council - Council Tax Band D

There is access to off road parking.

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



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