



'Our Focus Determines Your Reality'



High Street  
Cranbrook  
Kent  
TN17 3LG



Entrance Hall \* Sitting Room \* Family/Dining Room  
Kitchen \* Cellar

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Principal Bedroom with Jack 'n' Jill Bath/Shower Room  
Four Further Double Bedrooms \* Study/Bedroom \* Family Bathroom

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Enclosed Garden with Terrace



## STUNNING VICTORIAN TERRACE FAMILY HOME

Believed to have been designed in the late 19th century by a renowned Victorian architect, this striking town house occupies a convenient High Street location.

The stylish accommodation spans four floors consisting of an entrance hall, a sitting room with bay window and stylish fireplace, a family/dining room with fireplace and doors to the garden and a fitted kitchen with door to the garden. Stairs lead down to a cellar used for storage. On for first floor there is a principal bedroom with Jack 'n' Jill bath/shower room and two further double bedrooms. On the second floor there are two additional double bedrooms, a study/bedroom and a family bathroom.

The front of the property is laid to lawn with a hedge and path to the front door. The enclosed garden to the rear is laid predominantly to lawn with a paved terrace

A parcel of land and outbuilding with permission to convert are available by separate negotiation.

The property is ideally situated for access to the main road and rail network and is within walking distance of the well-regarded Cranbrook School.



## CRANBROOK

Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports and social activities.

## SCHOOLS AND CONNECTIONS

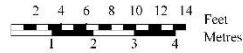
The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School.

The A21 offers excellent links to the M25 and other motorways. The mainline station at nearby Staplehurst offers trains to London Bridge, Waterloo, Charing Cross and Cannon Street.

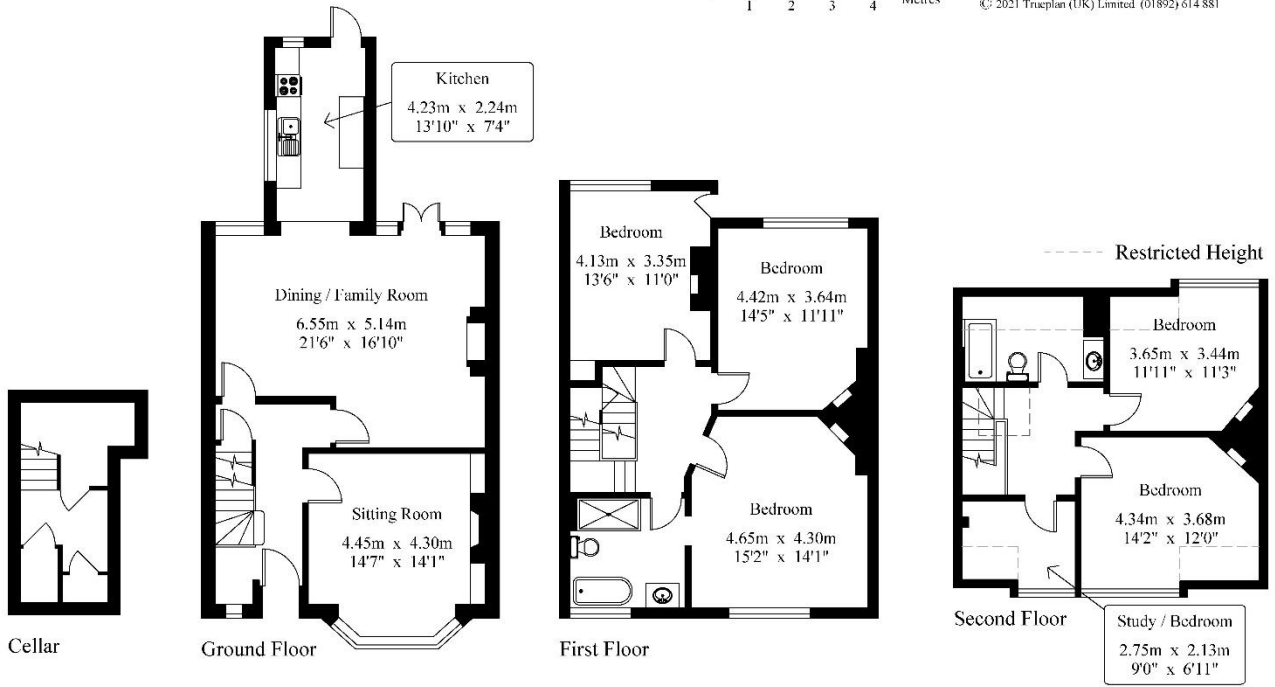


# 3 West Terrace

Gross Internal Area : 224.8 sq.m (2419 sq.ft.)  
(Including Garage)



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A parcel of land and outbuilding with permission to convert are available by separate negotiation. (As shown in the pictures below)



## SERVICES

Mains electricity, gas, water and drainage.

EPC Rating: E – full details available on request

Tunbridge Wells Borough Council - Council Tax Band G

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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