



'Our Focus Determines Your Reality'



Cranbrook Road
Hawkhurst
Kent
TN18 5EF



Entrance Lobby * Sitting Room * Kitchen/Dining Room
Utility Room * Cloakroom

Principal Bedroom * Two Further Double Bedrooms
Family Bath/Shower Room

Enclosed Garden with Terrace * Off Road Parking



ATTRACTIVE END-OF-TERRACE FAMILY HOME

Located on the outskirts of Hawkhurst the property is one of three within a gated development occupying a convenient elevated position a short drive from the village amenities and from Cranbrook and the renowned Cranbrook School.

This attractive family home offers high ceilings and light, well-proportioned accommodation, presented in immaculate order throughout, consisting of an entrance lobby, double aspect sitting room with double doors opening into the double aspect kitchen/dining room with a doors opening to the garden, a utility room and cloakroom on the ground floor.

On the first floor there is a double aspect principal bedroom with plumbing for an ensuite shower room, two further double bedrooms and a well-appointed family bath/shower room.

Outside the property enjoys two allocated parking spaces. The delightful, enclosed garden to the rear is laid predominantly to lawn bordered flower beds, a variety of trees and areas of paved terracing connected by a path bordering the lawn. A gate in the close slat fence leads to the parking.



HAWKHURST

Hawkhurst offers a selection of shops including a Chemist, Butcher/Provision Store, Florist, Bakers, Hairdressers, Petrol Station, two Supermarkets, a Tesco and a Waitrose, a number of Restaurants and an "Art" Cinema to name but a few. Other local facilities include two doctors' practices, a vets, opticians and dentist. Sports clubs are available in the form of Squash, Tennis, Badminton and Golf.

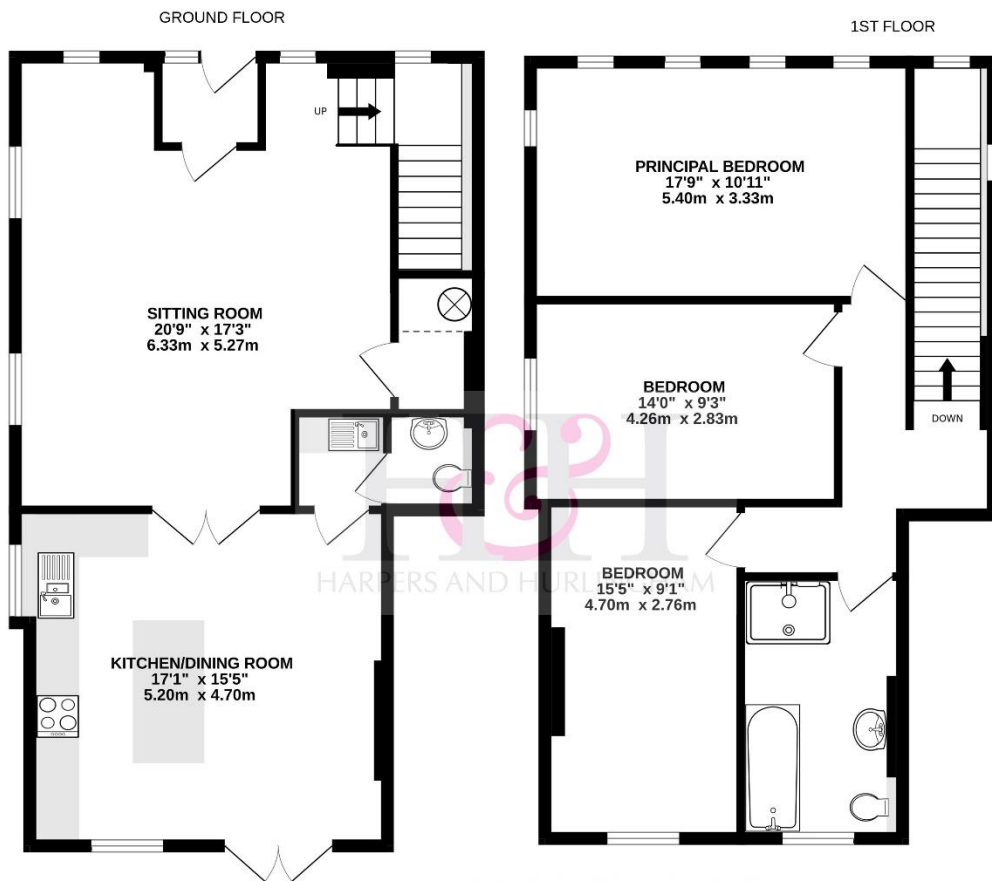
More extensive facilities are available in Cranbrook, Tenterden and Tunbridge Wells.

SCHOOLS AND CONNECTIONS

In addition to Cranbrook School, there are other excellent public and state schools for children of all ages, namely Bethany, Benenden School, Marlborough House, St Ronans and Dulwich Prep School in the area.

Situated within easy driving distance to the A21 which provides access to the M25 motorway both North and South bound. Mainline Stations are available at both Etchingham, approximately 8 minutes' drive, with services through Tunbridge Wells to London and Staplehurst with services to London Bridge, Charing Cross and Cannon Street.





TOTAL APPROXIMATE INTERNAL FLOOR AREA 1,401.45 SQ. FT. (130.25 SQ. M.)
(no guarantee is given to the square footage of the property, the figure shown is for initial guidance only)
(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 floorplan 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

All mains utilities connected. Gas fired central heating.

EPC Rating: C – full details available on request.

Tunbridge Wells Borough Council - Council Tax Band E

Communal grounds to front and side. Access rights for utilities. Service charge for communal grounds £300 per annum

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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