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CHILFORD CRANBROOK

- Detached Family Home
- Kitchen/Dining Area
- Sitting Room with Woodburner
- Cloakroom
- Master Bedroom
- Two Further Double Bedrooms
- Family Bathroom
- Detached Studio, Garage, Parking
- Attractive Secure Rear Garden
- Cranbrook School Catchment Area

AVAILABLE IMMEDIATELY. Conveniently located within walking distance of Cranbrook town centre and close to Dulwich Prep School, this family home offers flexible accommodation and benefits from having a detached studio suitable for office or games room. The downstairs accommodation comprises kitchen/dining area with solid wood units and granite worktops and a range cooker and gas hob, a spacious sitting room with woodburner and doors opening onto the garden, master bedroom, family bathroom and cloakroom. The upstairs accommodation comprises two further double bedrooms. The attractive gardens to the rear are secluded and are mainly laid to lawn with mature borders and a paved terrace area.

The detached studio has both light and power and there is a garage with an additional secure storage area. There is ample parking to the front of the property.

Gas central heating, mains drainage. Council Tax Band E (Tunbridge Wells Borough Council). EPC Band D.

£1,650 Per Calendar Month

Letting fees information

The asking rent does not include letting fees. Depending on your circumstances and the property you select, the letting agent may also apply the following upfront fees:

1. general administration fees of £250 inclusive of VAT, this covers costs of referencing and drawing up of tenancy agreement
2. An admin fee £90 inclusive of VAT for the drawing up of tenancy extensions
3. Check-out inventory fees at the end of the tenancy
4. Guarantor arrangement/application fees
5. Pets disclaimer fees/additional pet deposit

Fees may be charged on a per person, or per property, basis and will vary from agent to agent, so confirm before viewing.