



'Our Focus Determines Your Reality'



Dorothy Avenue
Cranbrook
Kent
TN17 3AY



Sitting/Dining Room * Kitchen/Dining Room * Study
Utility Room * Cloakroom

Principal Bedroom with Ensuite * Three Further Bedrooms
Family Bathroom

Enclosed Mature Garden * Integral Tandem Garage
Off Road Parking



ATTRACTIVE DETACHED FAMILY HOME

This attractive detached family home is situated on the outskirts of the much sought-after Wealden town of Cranbrook, within walking distance of the town centre and the renowned Cranbrook School.

The flexible accommodation consists of an entrance hall, a double aspect sitting/dining room with fireplace and doors opening to the garden, a double aspect kitchen/breakfast room, a study, cloakroom and utility room leading to the integral tandem garage.

On the first floor there is a principal bedroom with ensuite shower room, three further bedrooms and a family bathroom.

Outside there is a gravel driveway which provides ample off road parking, leads to the tandem garage and the front door. Adjoining the driveway there is an area of lawn bordered with mature shrub and flower borders. The enclosed garden to the rear enjoys an elevated paved terrace leading to an area of lawn which is bordered with mature shrub and flower borders. Steps lead down to a lower lawn which gently slopes to a wooded area with a stream.



CRANBROOK

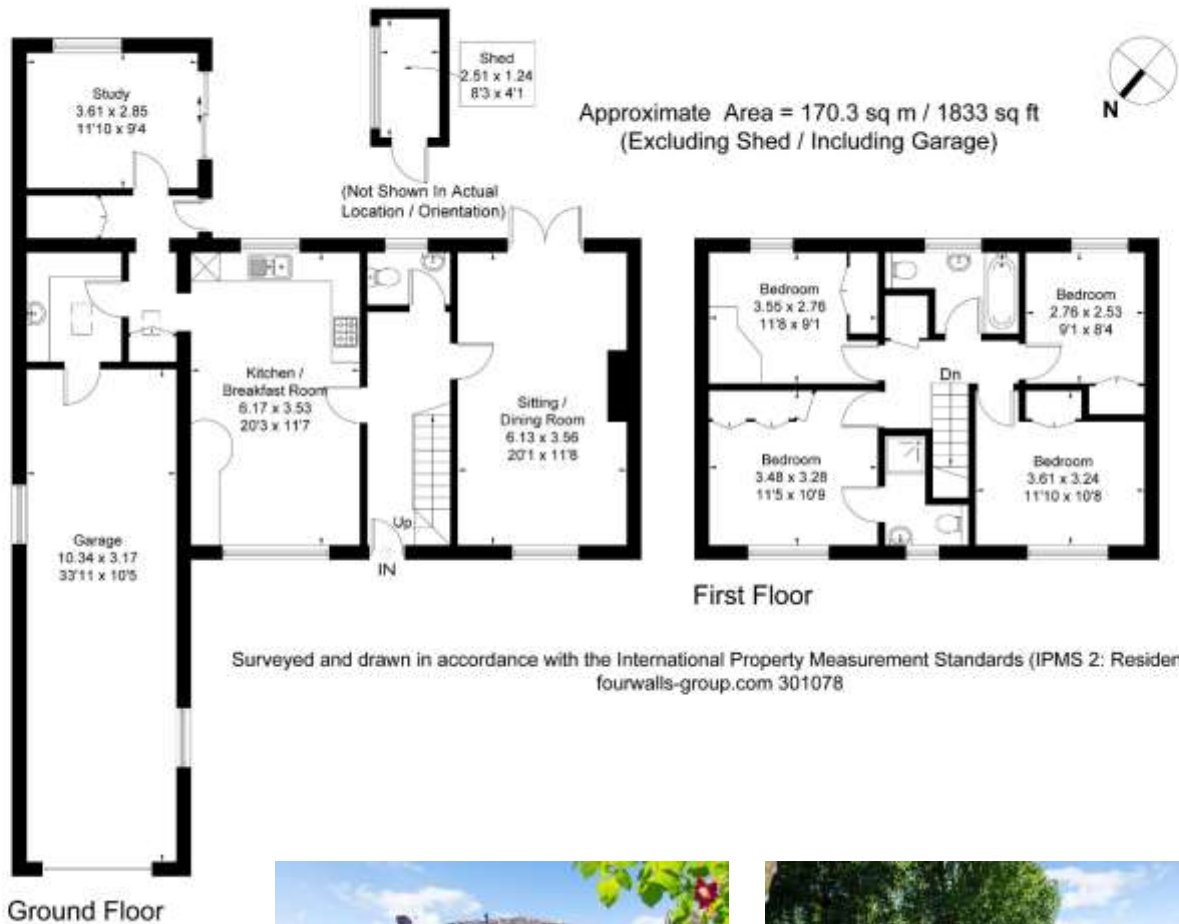
Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports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





SERVICES

All mains utilities connected. Gas fired central heating.

EPC Rating: D – 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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