



'Our Focus Determines Your Reality'



Cranbrook Road
Hawkhurst
Kent
TN18 5EF



Entrance Hall * Sitting Room * Kitchen/Dining/Family Room
Utility/Cloakroom

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

Enclosed Garden with Terrace * Off Road Parking



ATTRACTIVE MID-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 well-proportioned accommodation presented in immaculate order throughout and consists of an entrance hall, sitting room with bay window and double doors opening into the kitchen/dining/family room with a door opening to the garden and a utility/ cloakroom on the ground floor.

On the first floor there is a principal bedroom with ensuite shower room and built-in storage, two further double bedrooms and a well-appointed family bath/shower room.

Outside the property enjoys two allocated parking spaces. The enclosed garden to the rear is laid predominantly to lawn bordered with close slate wooden fencing, a paved terrace and a garden store.



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.

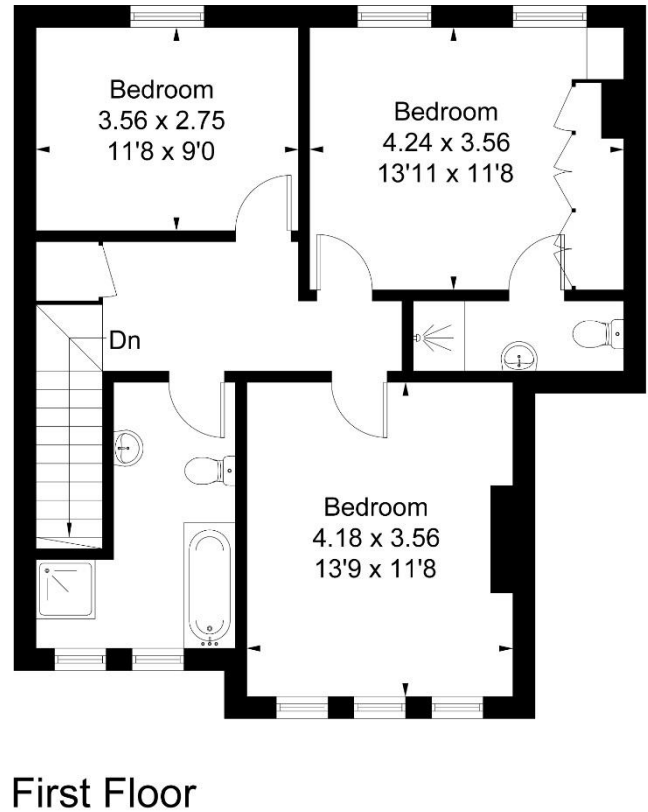
More extensive facilities are available in Cranbrook, Tenterden and Tunbridge Wells.

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.





Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 309243



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 for parking. 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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