



'Our Focus Determines Your Reality'



Dorothy Avenue
Cranbrook
Kent
TN17 3AL



Sitting/Dining Room * Kitchen
Principal Bedroom * Three Further Bedrooms * Family Bathroom

Enclosed Garden with Elevated Terrace * Detached Studio
Garden Store * Off Road Parking



ATTRACTIVE DETACHED BUNGALOW

Believed to date from the early 20th century, with later additions, this attractive, detached bungalow offers a flexible layout, together with a detached studio. Situated on the outskirts of sought after Wealden Town of Cranbrook, the property is located within walking distance of the town centre and the well-regarded Cranbrook School.

In its current configuration, the accommodation consists of a double aspect sitting/dining room with fireplace, double aspect fitted kitchen, principal bedroom with doors to the terrace, three further bedrooms and a family bathroom.

Outside two gravel driveways provide off road parking, both with gates opening into the enclosed garden to the rear of the property. The garden is laid predominantly to lawn with flower and shrub borders, mature trees and brick steps leading down to a garden store. There are two areas of terracing, one of which is elevated. A gate leads from the terrace to the driveway and the detached studio.



CRANBROOK

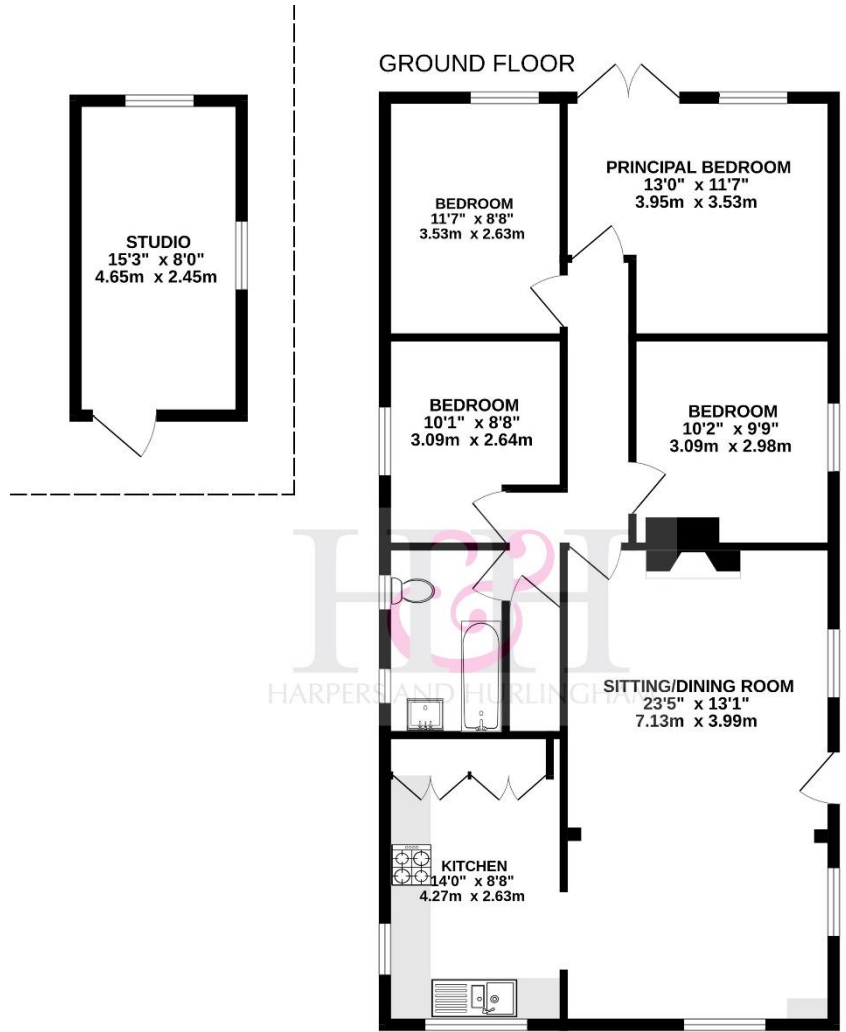
Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports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





TOTAL APPROXIMATE INTERNAL FLOOR AREA - HOUSE 962.7 SQ.FT. (91.3SQ.M.), STUDIO 122.7 SQ.FT. (11.49Q.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 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. Boiler replaced in 2019.

EPC Rating: D – full details available on request.

Tunbridge Wells Borough Council - Council Tax Band E

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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