



'Our Focus Determines Your Reality'



Waterloo Road
Cranbrook
Kent
TN17 3JQ



Entrance Hall * Sitting Room * Dining Room * Study
Kitchen/Breakfast Room

Cellar Family Room * Cellar Games Room

Three Double Bedrooms
Family Shower Room * Family Bathroom

Enclosed Garden * Garaging



ATTACHED CHARACTER TOWN HOUSE

Within walking distance of the centre of Cranbrook, this attractive attached town house believed to date from the early 19th century and has been in the same family for 57 years. The spacious family accommodation spans four floors and exhibits character features throughout from decorative fireplaces to picture rails and exposed beams to bay windows, and is complemented by a delightful, enclosed garden.

The accommodation consists of an entrance hall, sitting room with fireplace, steps down to the dining room with door to the garden and fireplace with log burning stove, double aspect kitchen/breakfast room and study with bay window and fireplace on the ground floor. Stairs lead down to the converted cellar where there is a family room and a games room, both benefit from natural light.

On the first floor there are three double bedrooms two with fireplaces and one with a bay window, and a family shower room. Stairs lead to the second floor family bathroom.

Outside, a gate in wrought iron railings opens onto a path leading to the front door. The garden is laid predominantly to lawn with brick paths, a brick terrace, well-stocked flower and shrub beds and mature hedging. There are also two detached garages.



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

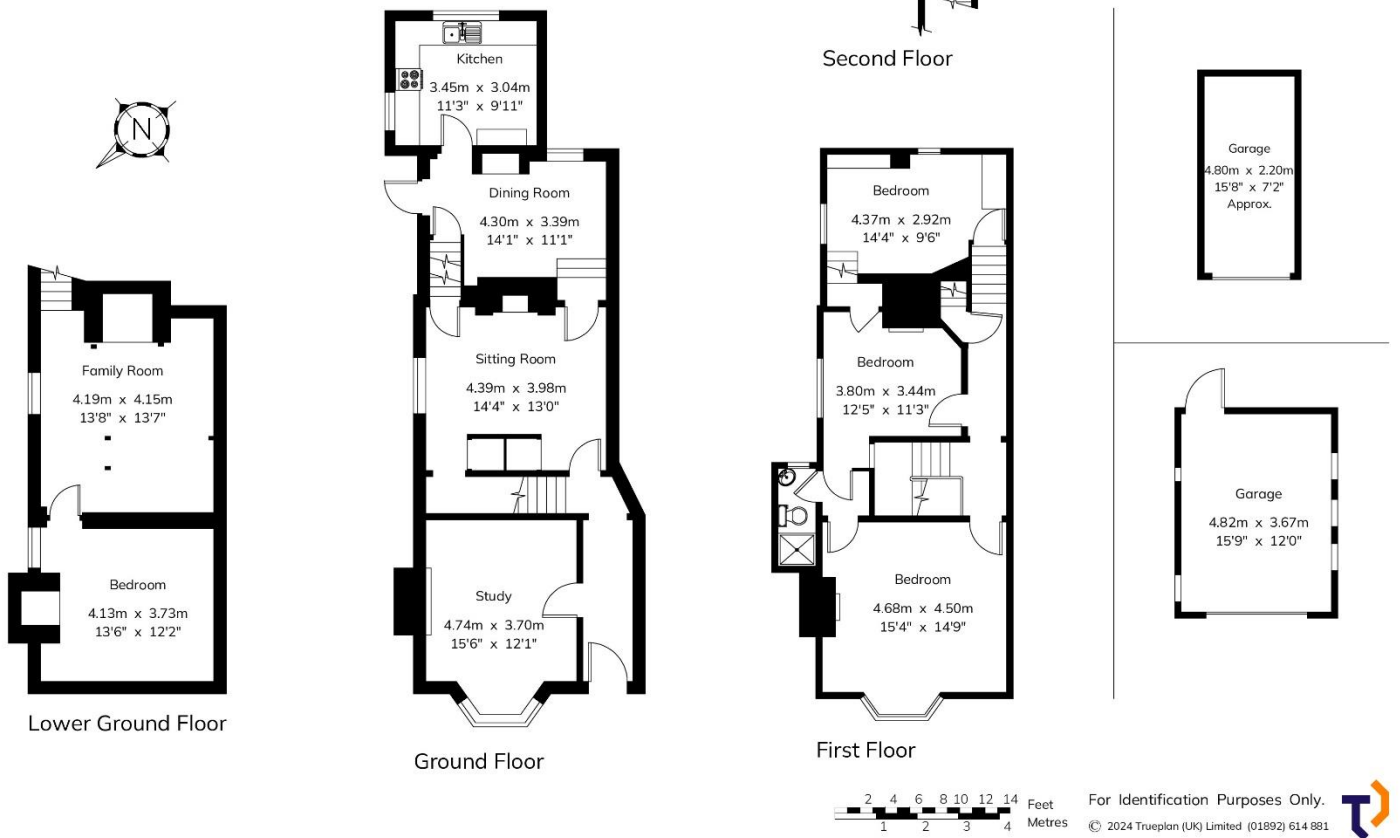
The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, St Ronans and Dulwich School.

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.



Danemead

House - Gross Internal Area : 183.9 sq.m (1979 sq.ft.)
Garages - Gross Internal Area : 27.9 sq.m (300 sq.ft.)



SERVICES

Mains electricity, gas and water. Gas fired central heating.

Tunbridge Wells Borough Council - Council Tax Band F

EPC Rating: D

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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