



Lambert & Foster



12 WHEATFIELD CLOSE

CRANBROOK | KENT | TN17 3NA

Set in a sought after cul-de-sac location is this extended semi detached house providing three bedroom family accommodation, complemented by front and rear gardens, off road parking for several vehicles and single garage, all occupying a central town location within a short walk to the High Street. Cranbrook School catchment area. No onward chain.

Guide Price £385,000

FREEHOLD



12 WHEATFIELD CLOSE

CRANBROOK, KENT, TN17 3NA

12 Wheatfield Close is a modern, circa late 1960's, semi detached family house presenting mixed brick and rendered elevations beneath a pitched tiled roof. The accommodation is arranged over two floors and has been extended to the ground floor.

To the ground floor, a hallway which leads into the sitting room with feature fireplace, opening into a dining room and further family room, fitted kitchen with Bosch appliances and access into the utility room and ground floor cloakroom. To the first floor, main bedroom with built in wardrobes, bedroom two with rear aspect (double room), bedroom three (single room) and family bathroom.

Outside, an open access onto a brick paved drive, providing parking for three vehicles and access to a single garage. The front garden is laid to lawn. The rear garden is a fine feature, mainly laid to lawn with patio area, all surrounded by mature shrubs and borders.

Mainline rail services to London Charing Cross and Cannon Street run from Staplehurst, Headcorn and Marden stations. Trains to Gatwick airport are available from Tonbridge. A high speed train service runs from Ashford to London St Pancras in 37 minutes. Motorway links: The M25 via the A21 can be accessed at J5 and the M20 via J8 both providing links to Gatwick and Heathrow airport and other motorway networks. Leisure/sporting facilities include golf clubs at Dale Hill and Rye, Risebridge Health Club in Goudhurst, sailing and fishing at Bewl Water, riding, walking, mountain bike trails, climbing and activity centre in Bedgebury Forest and Pinetum.



- Semi detached family house
- Sought after cul-de-sac location
- Three bedrooms
- Sitting room and Dining room
- Family room and utility room

- Ground floor cloakroom
- Single garage and off road parking
- Front and rear gardens
- Cranbrook School catchment area
- No onward chain

VIEWING: By appointment only.
Cranbrook Office: 01580 712888.

WHAT3WORDS: puncture.winemaker.plunger

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band D **EPC:** D (60)

BROADBAND & MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

12 Wheatfield Close, Cranbrook, TN17 3NA

Approximate Area = 988 sq ft / 91.7 sq m

Garage = 131 sq ft / 12.1 sq m

Total = 1119 sq ft / 104 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lambert and Foster Ltd. REF: 1196221

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