



Lambert & Foster



4 BRICKENDEN ROAD

CRANBROOK | KENT | TN17 3BN

A well presented, first floor maisonette with a newly fitted kitchen and bathroom and tastefully decorated through out.

Central location within a few minutes walk to Cranbrook high street.

Cranbrook School catchment area.

Chain free.

Guide Price £195,000

LEASEHOLD



4 BRICKENDEN ROAD

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4 Brickenden Road is a first floor two bedroom maisonette within a few minutes walk of Cranbrook high street. The maisonette is accessed through its own ground floor entrance with an adjacent secure store cupboard, a light stairway leads up to the accommodation arranged on the first floor. The modern newly fitted kitchen includes integral Zanussi oven with a Noxton ceramic hob and extractor fan, free standing brand new Sharp washing machine and Cookology fridge. A breakfast bar for two people, all complemented by an attractive triple light fitting. The bathroom is also newly fitted with a modern white suite, sink with vanity cupboard below, bath with hand held mixer tap shower.

The well proportioned lounge overlooks the back of the maisonette along with the double bedroom, the single room overlooks the front. All rooms are accessed from the light hall way which has a useful storage cupboard.

The maisonette has been completely refurbished with new doors, carpets and flooring, tastefully decorated and will include curtains and blinds making this maisonette an ideal first time home.



- Total floor area approximately 574 sq ft / 53.3 sq m
- Own ground floor entrance
- Useful secure exterior cupboard
- Newly fitted kitchen with two seater breakfast bar
- Sitting room
- Two bedrooms
- Newly fitted bathroom
- Newly fitted doors, floors & carpets
- Curtains & blinds included
- Cranbrook School catchment area

DIRECTIONS

By car and pedestrian; from our office in Cranbrook proceed down the High Street bearing right into Stone Street and then take the first right hand turning into St Davids Bridge/The Hill. Continue on up past the windmill, set back on the left-hand side. Take the right hand turning into Frythe Way. Continue on taking the right hand turning into Brickenden Road. No 4 will be found on the left.

GENERAL

Tenure: Leasehold – 124 years remaining

Services: Mains electricity, water and drainage. Mains gas fired central heating

Local authority: www.tunbridgewells.gov.uk

Council tax: Band C **EPC:** D (67)

The Town & Country management fee for 4 Brickenden Road is currently £10 per month as at 2023.

VIEWING

By appointment only.

Cranbrook Office: 01580 712888.

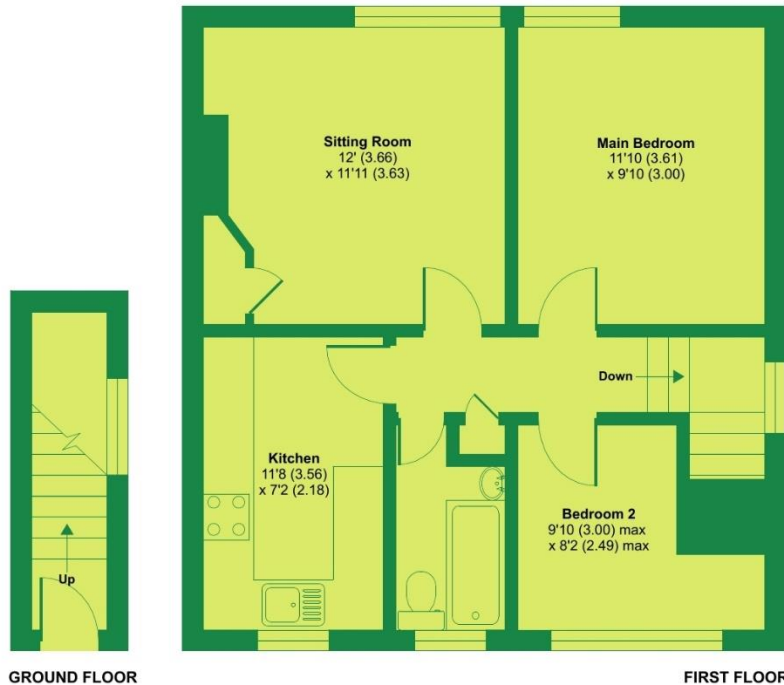
FLOORPLANS

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

Brickenden Road, TN17

Approximate Area = 574 sq ft / 53.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Lambert and Foster Ltd. REF: 1040475

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

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Paddock Wood,
Kent TN12 6DS

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Tel. 01580 712 888
Weald Office, 39 High St,
Cranbrook, Kent
TN17 3DN

HYTHE, KENT

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Hillhurst Farm, Stone St,
Westenhanger, Hythe,
Kent CT21 4HU

WADHURST, SUSSEX

Tel. 01435 873 999
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Wadhurst, East Sussex
TN5 6AA

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