



Lambert & Foster



1 BRICKENDEN ROAD

CRANBROOK | KENT | TN17 3BH

A semi detached bungalow providing two bedroom accommodation now offering scope for interior updating, complemented by a front and rear garden with greenhouse and timber garden shed, all occupying a convenient central town location with pedestrian access to the High Street via the Crane Valley. Cranbrook School catchment area.

Guide Price £265,000

FREEHOLD



1 BRICKENDEN ROAD

CRANBROOK | KENT | TN17 3BH

1 Brickenden Road is a semi detached bungalow understood to date back to circa early 1970s presenting brick elevations, set with replacement UPVC double glazed windows, barge boards and soffits beneath a shallow pitched, concrete tiled roof. Scope exists for the interior updating of the fixtures and fittings. The accommodation includes an entrance porch leading to a sitting room with tiled fireplace and an aspect of front. From the inner hall access to the kitchen with dated fitted units, stainless steel single bowl sink unit, space and electric point for cooker, built in boiler cupboard with wall mounted combi mains gas fired boiler providing domestic hot water and central heating, aspect to rear. A door leads through to an enclosed rear porch with door to a useful brick store, fitted with power light and window. Two bedrooms comprise one double room with aspect to front and a single bedroom two, with aspect to rear. The bathroom is fitted with a white suite and includes a panel bath with part tiled surround, fitted cabinets and an obscure glazed window.

Outside, the front garden is laid to lawn, with several established shrubs, part bordered with a flower bed and including a greenhouse. A central concrete pathway leads the front door and continues round to a wooden picket gate and pathway to the rear garden, also laid to lawn with established camellias, timber garden shed and a picket gate providing direct rear access.



- Total floor area approximately 606 sq ft / 56.3 sq m
- Enclosed front porch
- Sitting room
- Inner hall
- Kitchen
- Two bedrooms (one double room and one single room)
- Bathroom fitted with a white suite
- Mains gas fired central heating
- Replacement UPVC double glazing
- Front and rear garden
- Timber shed and greenhouse
- Central town location
- Cranbrook School catchment area
- No onward chain

DIRECTIONS

Pedestrian – From our office in Cranbrook proceed down the high street. At the Co-Op Welcome store with sub post office, turn right and continue into Crane Lane and on through the Crane Valley. Continue up and upon entering Brookside turn immediately left and follow the pathway, turning right into Dobells. Follow Dobells all the way to Brickenden Road, where upon No.1 will be found towards the end on the left hand side. By Car – Proceed down the high street, bearing round into Stone Street and on, taking the right hand turning into St David's Bridge/The Hill. Continue on, up past the Union Windmill and on turning right into Frythe Way. Then take the first right hand turning into Brickenden Road whereupon No.1 will be found shortly on the right hand side.

GENERAL

Tenure: Freehold

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

Local authority: www.tunbridgewells.gov.uk

Council tax: Band C **EPC:** E (51)

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.

1 Brickenden Road, Cranbrook, TN17 3BH

Approximate Area = 606 sq ft / 56.3 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lambert and Foster Ltd. REF: 1107847

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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