



# Lambert & Foster



## 18 WHEATFIELD WAY

CRANBROOK | KENT | TN17 3LX

*A semi detached bungalow providing two double bedroom accommodation, now offering scope for updating and improvement, complemented by an approximately 91 ft rear garden, parking and a garage, all occupying a convenient location within this popular Wealden town. Cranbrook School catchment area.*

Guide Price £349,000

FREEHOLD





## 18 WHEATFIELD WAY

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18 Wheatfield Way is a semi detached bungalow, circa late 1960s/early 1970s, now presenting an opportunity for updating and extension, subject to obtaining all relevant consents. The well proportioned accommodation includes an entrance porch and hall, with doors leading off to the sitting room with decorative fireplace (we are informed by the seller a gas fire was once fitted) and a double aspect to front and side. The kitchen is fitted and includes space and gas connection point for a cooker, space and plumbing for a washing machine, space and electric point for a fridge and has an aspect to side incorporating a half glazed door.

Two double bedrooms have built-in wardrobes and both enjoy an aspect to rear overlooking the rear garden. The bathroom is fitted with an enameled bath, pedestal wash hand basin and a low-level wc. The bungalow has gas fired central heating and UPVC double glazing.

Outside, a driveway leads up to a single garage. The front garden is laid predominantly to a gravel bed planted with variegated Yucca plants. The rear garden extends to approximately 91ft laid predominantly to lawn with a paved patio and two sheds both in a dated state of repair.





- Total floor area approximately 729 ft / 67.7 sq m
- Porch
- Entrance hall
- Sitting room with decorative fireplace
- Dining room
- Fitted kitchen
- Two double bedrooms with built-in wardrobes
- Bathroom
- Rear garden approximately 91ft
- Drive and single garage
- Gas fired central heating
- UPVC double glazing
- Staplehurst main line station approximately 6 miles distance
- Cranbrook School catchment area

## DIRECTIONS

From our office in Cranbrook proceed up the high street, passing the fire station on the right, then take the next right hand turning into Wheatfield Drive. Continue on and at the minor T junction turn right into Wheatfield Way, where upon No.18 will be found shortly on the left-hand side.

A public footpath located further along Wheatfield Way, enters the high street alongside NatWest bank.

## GENERAL

**Tenure:** Freehold

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

**Local authority:** Tunbridge Wells Borough Council

[www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**Council tax:** Band D **EPC:** E

## 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.

### 18 Wheatfield Way, Cranbrook, TN17

Approximate Area = 729 sq ft / 67.7 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 2022. Produced for Lambert and Foster Ltd. REF: 912409

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