



**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

CRANBROOK | KENT | TN17 3LX

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

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



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © niches.com 2022.
Produced for Lambert and Foster Ltd. REF: 912409

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325

77 Commercial Road,
Paddock Wood,
Kent TN12 6DS

CRANBROOK, KENT

Tel. 01580 712 888

Weald Office, 39 High St,
Cranbrook, Kent
TN17 3DN

HYTHE, KENT

Tel. 01303 814 444

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

WADHURST, SUSSEX

Tel. 01435 873 999

Helix House, High Street,
Wadhurst, East Sussex
TN5 6AA

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Property Misdescriptions Act 1991, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.