



**Lambert
& Foster**



1 WATERLOO COTTAGES

CRANBROOK | KENT | TN17 3JG

A pretty double fronted Grade II Listed cottage, attached on two sides, providing two/three bedroom and two reception room character accommodation, arranged over four floors, offering scope for further updating, occupying a central location within this favoured Wealden town.

Cranbrook School catchment area

Guide Price £295,000

FREEHOLD



1 WATERLOO COTTAGES

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1 Waterloo Cottages is a pretty Grade II Listed double fronted attached, timber framed, period cottage providing character accommodation arranged over four floors. Features indicative of the period include exposed timbers and studwork. Arranged over the ground floor are two reception rooms with back-to-back brick fireplaces. Stairs lead down to the lower ground floor kitchen with fitted high-gloss fronted units including stainless steel sink, Lemona four burner electric hob and electric oven under. The bathroom is fitted with a traditional white suite including freestanding rolltop bath with exposed brickwork and a tiled floor. Arranged over the first floor quarter landing, are two double bedrooms both with built-in wardrobes and bedroom one with an 'in room' shower cubicle. Views to the rear extend out across to the historic windmill. From the quarter landing a restricted rise of stairs lead to a child's bedroom, set beneath eaves with roofline window. A restricted access leads to a child's attic playroom, also set beneath eaves.

There is no designated outside space.



- Total floor area 1128 sq ft / 105sq m
- Two reception rooms with brick fireplaces
- Fitted kitchen
- Bathroom with traditional white suite
- First-floor quarter landing
- Two double bedrooms
- Second floor attic set beneath eaves child bedroom three and play area
- Gas-fired central heating
- Central town location
- No onward chain

DIRECTIONS

By car and pedestrian; from our office in Cranbrook proceed down the high street, bearing right into Stone Street. Continue on, the road bears round to the left and becomes Waterloo Road where upon 1 Waterloo Cottage will be clearly seen on the right-hand side.

GENERAL

Services: Mains electricity, water and drainage. Mains gas fired central heating.
Local authority: Tunbridge Wells Borough Council
www.tunbridgewells.gov.uk
Council tax: Band C
EPC: D

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 Waterloo Cottages, Waterloo Road, Cranbrook, TN17 3JG

Approximate Area = 1128 sq ft / 105 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 2021.
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