



Lambert & Foster



69 WHEATFIELD WAY

CRANBROOK | KENT | TN17 3NB

A detached family home, providing three bedroom accommodation now offering scope for updating and improving including a sitting room and a separate dining room complemented by a front and rear garden, parking and detached garage, all conveniently located within this popular Wealden town. Cranbrook School catchment area.

Guide Price £375,000

FREEHOLD



69 WHEATFIELD WAY

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69 Wheatfield Way is a detached house, circa late 1960s/early 1970s now offering scope for updating and improving. The accommodation is arranged over two floors with the addition of a brick built lean-to housing a wc. The sitting room is positioned to the front of the house overlooking the front garden. The kitchen has fitted units and enjoys a pleasant outlook across the garden with an open access leading to the dining room enjoying the same aspect. Arranged on the first floor are three bedrooms including two double rooms and one single room. Bedroom one has fitted wardrobes to one wall. The bathroom and separate wc offers further scope for updating and improving.

Outside, a tarmac driveway leads down to a detached single garage with metal up and over door. The front garden is laid to lawn. A wooden side gate leads to the rear garden which is a fine feature laid predominantly to lawn with a paved patio and a timber potting shed and summer house. The whole is enclosed by fencing.



- Total floor area approximately 1077 sq ft / 100 sq m
- Entrance hall
- Sitting room
- Dining room
- Kitchen
- First floor landing
- Three bedrooms (two double rooms and one single room)
- Bathroom
- Gas fired central heating
- A mix of double and single glazing
- Drive for multiple cars and detached single garage
- Front and rear garden
- Staplehurst mainline station approximately 6 miles distance
- Tunbridge Wells approximately 16 miles distance

DIRECTIONS

From our office in Cranbrook proceed down the High Street turning left onto Carriers Road, continue on following the road round to the left and up the hill of Oatfield Drive until you reach the turning for Wheatfield Way on your left. Proceed along Wheatfield Way, past Wheatfield Lea and you will find No.69 on the left hand side and is the first of 3 detached houses.

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 E **EPC:** D (66)

VIEWING

By appointment only.

Cranbrook Office: 01580 712888.

Agent's note: A footpath runs adjacent to the property leading to Causton Road and the High Street.

FLOORPLANS

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

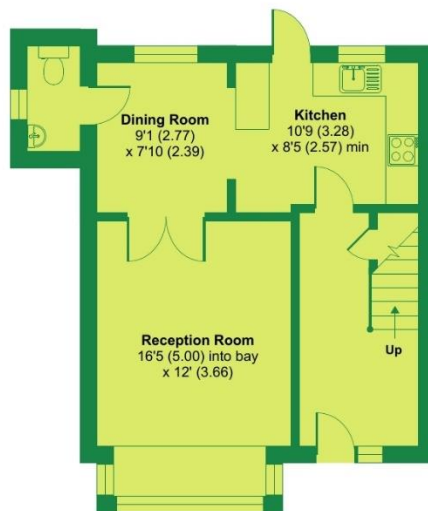
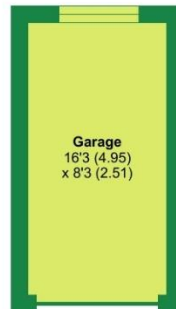
Wheatfield Way, Cranbrook, TN17

Approximate Area = 942 sq ft / 87.5 sq m

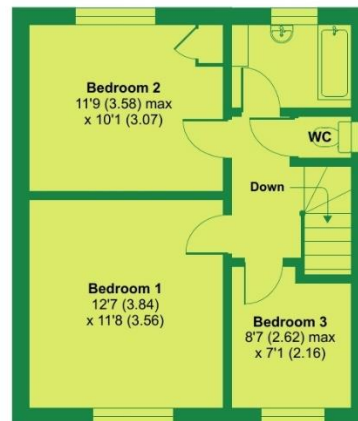
Garage = 135 sq ft / 12.5 sq m

Total = 1077 sq ft / 100 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 986411

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

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