



**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

CRANBROOK | KENT | TN17 3NB

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 had 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](http://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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichescom 2023.  
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