



Peter
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Independent Family Estate Agents

A Superb Family Home in Cranbrook

£595,000

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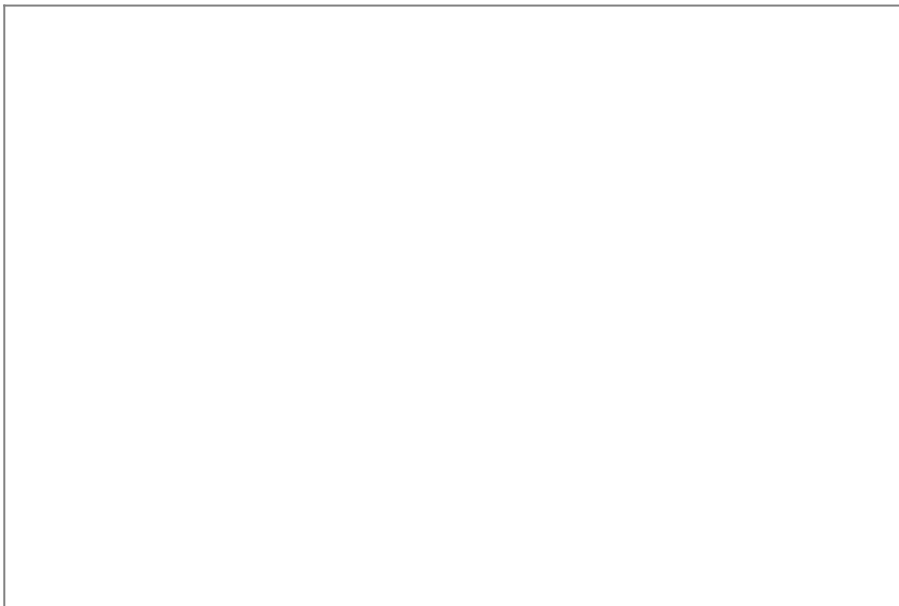
This beautifully presented three-bedroom semi-detached home is situated in Hartley a desirable hamlet near Cranbrook Town. Upon entering, the welcoming entrance hall leads to a convenient cloakroom and the spacious living room, which provides a comfortable area for the family. The versatile dining room, currently also used as a family room and children's playroom, features a modern wood burner and is an ideal space for entertaining family and friends with an adjoining bright conservatory, offering views of the east-facing rear garden. Leading off from the dining room is a recently refurbished kitchen/breakfast room finished to an exceptional standard, featuring app controlled integrated appliances, quartz work surfaces, an instant hot water tap, and an electric hob with a sleek downdraft extractor.



Upstairs, the principle bedroom benefits from a dressing area with built in wardrobes that leads on to an en-suite shower room, while two further well-proportioned bedrooms and a stylish family bathroom complete the first floor.

The rear garden is beautifully laid to lawn with a large patio area, perfect for outdoor dining, and includes a fully-insulated home office/gym for added versatility. The front of the property provides ample parking for several vehicles.





- COUNCIL TAX BAND D
- EPC RATING C
- SHORT DRIVE TO CRANBROOK HIGH STREET
- HOME OFFICE/GYM
- LARGE EAST-FACING GARDEN
- PRINCIPLE BEDROOM WITH DRESSING ROOM AND EN-SUITE
- THREE RECEPTION ROOMS
- BEAUTIFUL KITCHEN/ BREAKFAST ROOM
- OFF-ROAD PARKING FOR SEVERAL VEHICLES
- THREE BEDROOM SEMI-DETACHED HOUSE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		