

**RUSH
WITT &
WILSON**



**Herne House, Dorothy Avenue, Cranbrook, Kent, TN17 3AN.
£400,000 - £425,000 Guide Price.**

£400,000 - £425,000 Guide Price. A beautifully presented three bedroom attached family home located within a quiet residential position of Cranbrook conveniently situated within 0.5 mile to the High Street amenities and popular Cranbrook School. This delightful home provides a spacious and well-lit living space arranged over two floors comprising an attractive main living room with bay window and fireplace with wood burning stove, useful family room with feature bay window with fitted seat, kitchen with range style oven, utility room with WC and separate dining room. To the first floor enjoys a stunning master bedroom with fitted wardrobes, two further bedrooms and well appointed main bathroom suite. Outside enjoys a private and well tended rear garden with block paved seating terrace, level area of lawn flanked by established borders and garden shed. To the front provides off road parking for two vehicles. The local area offers a wealth of independent Prep and senior schools including Marlborough House, Dulwich Prep Cranbrook, St Ronan's, Benenden and Claremont with the added benefit of falling within Cranbrook Schools catchment area. Railway connections to London are available at Staplehurst just 6.2 miles away and the property is located within a short drive to the A21 providing access to Tunbridge Wells. CHAIN FREE.



Entrance

Off road parking to front over an aggregate driveway, planted lavender borders and specimen climbing rose, concrete path to side leading to main entrance with covered log store and low level wrought iron gate leading to the rear garden, specimen Jasmine, external lighting.

Family room

14' x 13'9 (4.27m x 4.19m)
Wood effect Amtico flooring, straight run Jute carpeted staircase with painted handrail leading to first floor accommodation, attractive UPVC bay window with fitted window seat to the side elevations with fitted plantation shutter blind, open access to dining room, recessed downlights and pendant lighting, internal pine four panel door to sitting room, radiator, fitted shelving to alcove, further fitted desk below staircase with additional storage, variety of power points, phone point.

Sitting room

14' x 12' (4.27m x 3.66m)
Internal pine four panel door, carpeted flooring, UPVC bay window to front aspect with radiator below and fitted plantation shutter blinds, painted timber wall panelling, further radiator, pendant lighting with dimmer controls, attractive fireplace housing a fitted cast-iron wood burning stove over a flagstone hearth and oak bressumer, fitted cupboards and shelving to the alcoves with feature LED lighting, power and TV points.

Dining room

12' x 7'3 (3.66m x 2.21m)
Open access from the family room, wood effect Amtico flooring, UPVC window to side aspect, painted wall panelling, space for dining table and chairs, radiator, open access to kitchen, power points, light.

Kitchen

14' x 8'3 (4.27m x 2.51m)
Open access from the dining room, wood effect Amtico flooring, radiator, space for freestanding fridge / freezer, UPVC window and external glazed door to the rear elevations, open access to utility room and WC, space for breakfast table and chairs, recessed LED downlights. Kitchen hosts a variety of matching base and wall units with with timber shake style doors with pewter furniture below solid timber counter tops, inset one and half stainless bowl with drainer and pull out rinser tap, space for freestanding dishwasher, mosaic tile splashbacks and a variety of power points, fitted Baumatic range oven with five ring gas burner, internal block window to utility room, pull out larder unit.

Utility room

11'1 x 4'8 (3.38m x 1.42m)
Open access from kitchen, wood effect Amtico flooring, UPVC window to rear and side aspects, external glazed door to side, internal door to WC, polycarbonate roof, fitted base unit with space for washing machine and tumble dryer below, radiator, internal block windows to kitchen.

WC

4'6 x 2'8 (1.37m x 0.81m)
Internal door, ceramic tile flooring, UPVC window to the front aspect, push flush WC, wall mounted corner hand basin with tile splashback, radiator.

Stairs and landing

Straight run Just carpeted staircase, access panel to a part-boarded loft over with pull down ladder and light, radiator, painted wall panelling.

Bedroom 1

12'1 x 12' (3.68m x 3.66m)
Internal four panel pine door, carpeted flooring, UPVC window to front aspect, radiator, fitted wardrobes to the alcove complete with hanging rails and pull out drawers, further cupboard via door with hanging rails and shelving over, light, power points.

Bedroom 2

9' x 7'6 (2.74m x 2.29m)
Internal pine four panel door, carpeted flooring, UPVC window to the side aspect, radiator, light, power points, half height fitted cupboards with hanging rails.

Bedroom 3

11'1 x 9'1 narrowing to 6'4 (3.38m x 2.77m narrowing to 1.93m)
Internal, oak effect laminate flooring, UPVC window to the rear aspect, radiator, outlook over garden and to playing fields beyond, power point, light, TV point.

Bathroom

7'5 x 5'3 (2.26m x 1.60m)
Internal pine four panel door, ceramic tile flooring, obscure UPVC window to the rear aspect, ceramic wall tiling, push flush WC, wall hung vanity unit with mirror and pull out drawer below, panelled shower bath suite with contemporary mixer, large rainfall head and rinser, ceiling downlights.

Rear garden

Privately enclosed rear garden with block paved seating area leading to a level area of lawn flanked by established and well tended borders hosting a variety of perennials, roses and flowering shrubs, garden enclosed by high level close board fencing, seating area to one end with steps and low level gate leading to playing fields to rear, garden shed, external door to kitchen and utility room, external tap.

Services

Mains gas central heating system.
Mains drainage.
Local Authority - Tunbridge Wells Borough Council. Band D.

Agents note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		80	(92 plus) A
(81-91) B			(81-91) B
(69-80) C	69		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC
		Very environmentally friendly - lower CO ₂ emissions	
		(92 plus) A	
		(81-91) B	
		(69-80) C	
		(55-68) D	
		(39-54) E	
		(21-38) F	
		(1-20) G	
		Not environmentally friendly - higher CO ₂ emissions	
		England & Wales	
		EU Directive 2002/91/EC	

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