



Lambert & Foster



BLACKBIRDS

WATERLOO ROAD | CRANBROOK | KENT | TN17 3JQ

A charming, Victorian semi-detached town house with later additions, offering deceptively spacious 1357 sq ft of accommodation set over 2 floors with potential to extend further (STPP). There are meticulously maintained rear and side gardens with off road parking for several vehicles, all within a short walk of the popular town centre and Cranbrook School.

Guide Price £550,000

FREEHOLD



BLACKBIRDS

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Blackbirds presents brick elevations beneath a pitched tiled roof and is set in a convenient, central location within walking distance of Cranbrook Town centre and all its associated facilities including an assortment of shops, banks, coffee shops and restaurants.

This unique and charming property provides fantastic family accommodation, arranged over two floors, which comprises; reception room with feature fireplace, shower room, sitting room with feature fireplace and cellar access, side porch/utility, open plan fitted kitchen and dining area, conservatory with garden views, principle bedroom with fantastic views over the attractive Cranbrook School, a further two bedrooms (interconnecting) and family bathroom with white suite.

Outside, a drive provides parking comfortably for three vehicles. A neatly tended garden runs to the side and rear, laid to lawn punctuated with shrubs and stocked beds, useful timber summerhouse and attached former brick privy now used as a small workshop.

Mainline rail services to London Charing Cross and Cannon Street run from Staplehurst, Headcorn and Marden stations. Trains to Gatwick airport are available from Tonbridge. A high speed train service runs from Ashford to London St Pancras in 37 minutes. Motorway links: The M25 via the A21 can be accessed at J5 and the M20 via J8 both providing links to Gatwick and Heathrow airport and other motorway networks. Leisure/sporting facilities include golf clubs at Dale Hill and Rye, Risebridge Health Club in Goudhurst, sailing and fishing at Bewl Water, riding, walking, mountain bike trails, climbing and activity centre in Bedgebury Forest and Pinetum.



- Total floor area approximately 1357 ft² (126 m²)
- Two reception rooms with feature fireplaces
- Open plan fitted kitchen and dining area
- Conservatory
- Ground floor shower room
- Three bedrooms (bedroom two and three interconnecting)
- Family bathroom with white suite and shower over bath
- Cellar
- Potential to extend further (STPP)
- Pretty rear and side gardens
- Off road parking for several vehicles
- Walking distance to Cranbrook town centre
- Staplehurst mainline station within 6 miles distance
- Cranbrook School catchment area

DIRECTIONS

From our office in Cranbrook proceed down the high street turning right into Stone Street. Continue down bearing left into Waterloo Road. The property can be found shortly on the right-hand side opposite Cranbrook School.

GENERAL

Tenure: Freehold

Services: Mains electricity, water and drainage. Mains gas fired central heating.

Local authority: www.tunbridgewells.gov.uk

Council tax: Band E **EPC:** E (48)

Broadband: Standard and Superfast 80Mbps/20Mbps

Mobile Coverage: Likely

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

Blackbirds, Waterloo Road, Cranbrook, TN17 3JQ

Approximate Area = 1357 sq ft / 126 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 2024. Produced for Lambert and Foster Ltd. REF: 1150220

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

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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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