



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**

**£340,000**

**Freehold**

2x  1x  1x 

**High Street, Cranbrook,  
Kent, TN17**

*Wards*  
Helping you move forwards





## Main features

- Grade II Listed charming cottage
- Double bedrooms with character features
- Situated in private courtyard setting off of Cranbrook High Street
- Beautiful inglenook in lounge with stunning log burner
- Modern fitted kitchen and bathroom

## Accommodation

### GROUND FLOOR

Kitchen: 9'8 x 5'10 (2.95m x 1.78m)

Lounge: 14'2 x 9'4 (4.32m x 2.85m)

Bathroom: 6'3 x 5'6 (1.91m x 1.68m)

### FIRST FLOOR

Bedroom 1: 16'10 x 12'5 (5.13m x 3.79m)

### SECOND FLOOR

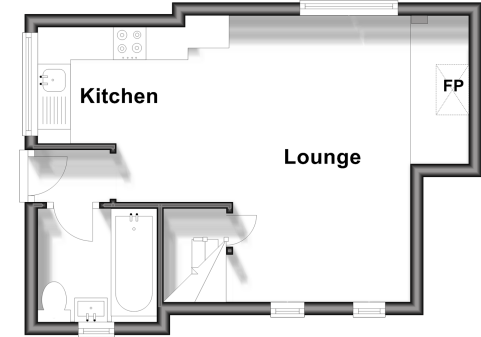
Bedroom 2: 14'4 x 13'9 (4.37m x 4.19m)

### OUTSIDE

Enclosed courtyard garden

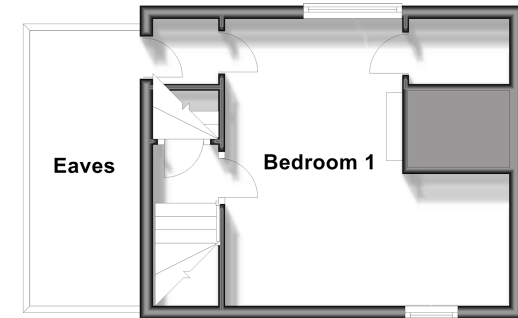
### Ground Floor

Approx. 27.2 sq. metres (293.2 sq. feet)



### First Floor

Approx. 24.0 sq. metres (258.0 sq. feet)



### Second Floor

Approx. 18.0 sq. metres (194.2 sq. feet)



**Call Staplehurst - 01580 893322 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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