



**5 Windmill Cottages**  
**Cranbrook, Kent TN17 2ET**



## 5 Windmill Cottages, Cranbrook, Kent TN17 2ET

**Offers Over £400,000**

\*\*\*CHAIN FREE\*\*\* A charming 3 bedroom semi-detached Victorian cottage located on the edge of the market town of Cranbrook and within the sought after the Cranbrook School Catchment area.

### Description

A delightful Victorian three bedroom semi-detached house offering accommodation over three floors. The property benefits from original features including sash windows and fireplaces with original tile slips. The front door opens to the sitting room with wooden floor, window to front and open fire. The spacious kitchen is open to a dining area with fireplace. There is a further utility area and ground floor bathroom. On the First floor there are 2 bedrooms (1 double and 1 single) and separate WC with basin. The Second Floor has a large double bedroom (full height) with basin. The pretty rear garden extends 150ft long with patio area, lawn and flowering shrubs. The front garden is laid to lawn.

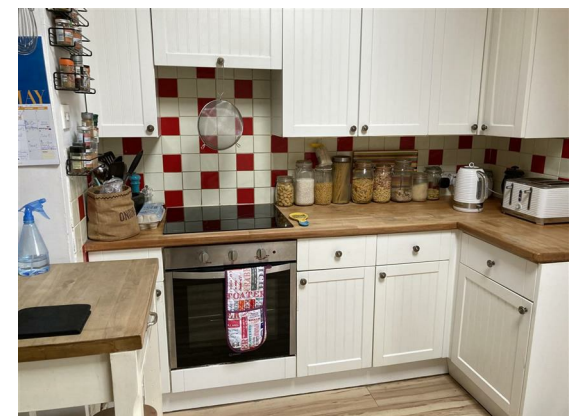
The property is currently let on an Assured Shorthold Tenancy (AST) generating £1,400.00 per calendar month, offering an excellent opportunity for buy-to-let investors seeking a ready-made rental investment.

### Location

The property is located on a pretty road in the sought after market town of Cranbrook adjacent to the highly regarded Cranbrook School. It is just 4 miles from the picturesque village of Goudhurst and 2 miles from Sissinghurst, all with a multiple array of shops and amenities. A

comprehensive range of facilities are available in Tunbridge Wells, Maidstone and Ashford. The mainline station at Staplehurst provides a regular commuter service to London, and the Eurostar Terminal at Ashford provides high speed trains to London and the continent. There is an outstanding choice of state and private schools in the area and we understand the property sits within the Cranbrook School Catchment Area.

Goudhurst 4 miles, Staplehurst station 5 miles (London Bridge from 52 minutes), A21 - 6 miles, Tenterden 9 miles, Tunbridge Wells 13 miles, Ashford International 17 miles (London St Pancras 37 mins)

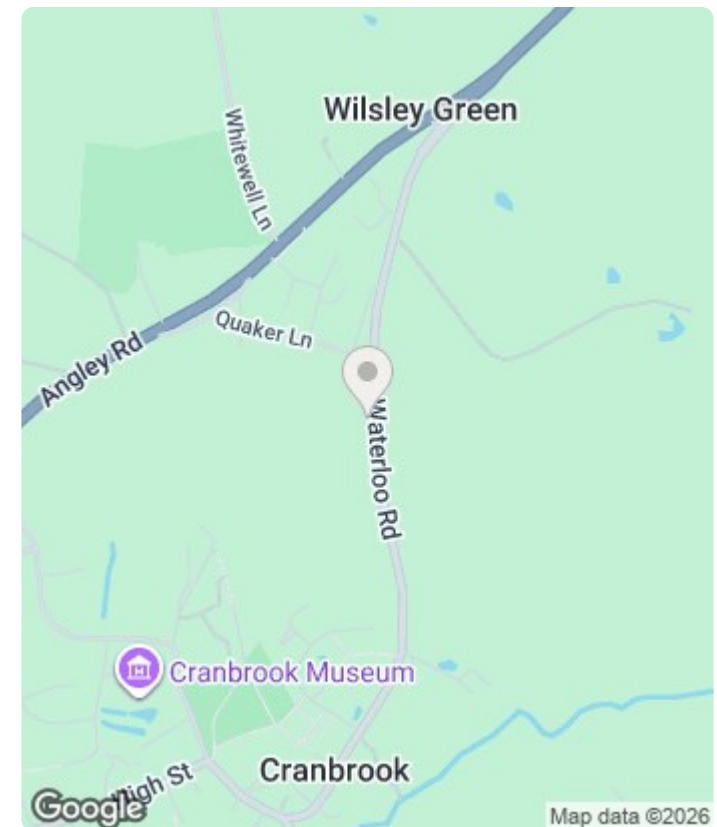





### 5, Windmill Cottages, Waterloo Road, Cranbrook, TN17 2ET

Total Area: 88.3 m<sup>2</sup> ... 950 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		51
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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