



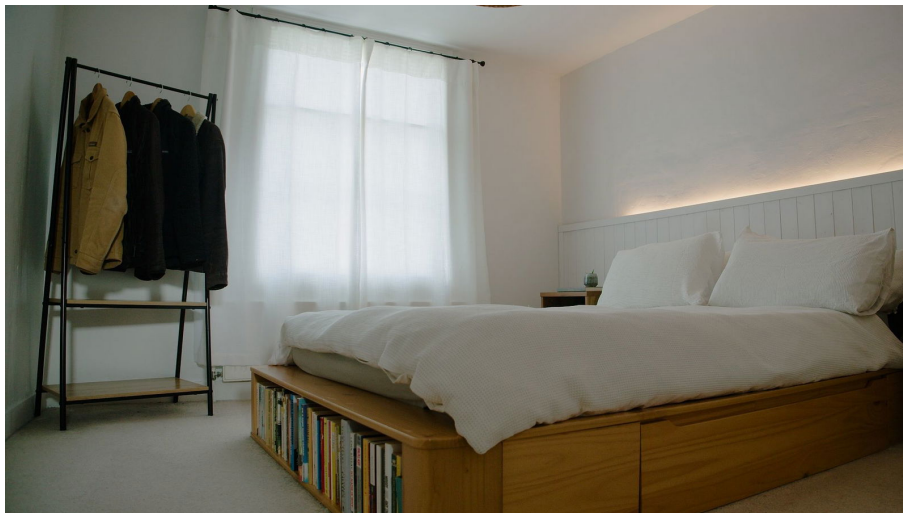
NANCY BRODRICK-LECAUDEY
exp
FOR SALE
07951 751417

NANCY BRODRICK-LECAUDEY

POWERED BY
exp UK

14 Waterloo Road
Guide Price £360,000

🛏️ 2 🚿 1 🚗 2



14 Waterloo Road is a beautiful 2 bedroom, 2 reception room unlisted characterful cottage which has been sympathetically renovated. The first reception room features stripped back wooden flooring and the original brick fireplace now fitted with a wood burner for cosy winter evenings. The dining room is a generous space lit from the long window that looks out onto the back gardens. Bright and thoughtfully designed, the kitchen is a later addition to the original cottage and features black slate flooring, thick wooden worktops and integrated electric oven and gas stove and direct access onto the patio and garden.

On the first floor there is the main bedroom to the front and the other side of the staircase is the second bedroom, currently a children's bedroom with beautiful views out to the Grade 1 listed Union Mill. Nestled above this bedroom and accessed by a small fixed ladder is an office area under the eaves of the house with light from a large overhead velux.

The family bathroom is tucked cleverly to the rear of the property down five steps and into one of the most beautiful parts of the house. There is a white roll top, claw-footed freestanding bath as well as a large walk in shower, WC and wash basin.

OUTSIDE LIVING

The back garden is split into two sections - the wooden decked patio and a small lawned area, which terminates with a new log cabin, with electricity which measuring approx 10' x 8'. This currently serves as a second (along with the mezzanine in the second bedroom) home office for the current owners.

LOCALITY

The town offers a variety of shops, cafes, and restaurants, ensuring all daily needs are met within easy reach. It is well connected by road and trains - the nearest station is Staplehurst, around a 15-minute drive from the house, to London Bridge in approximately 50 minutes and to London Charing Cross in an hour. The M20 and M25, as well as Gatwick Airport, are within easy driving distance.

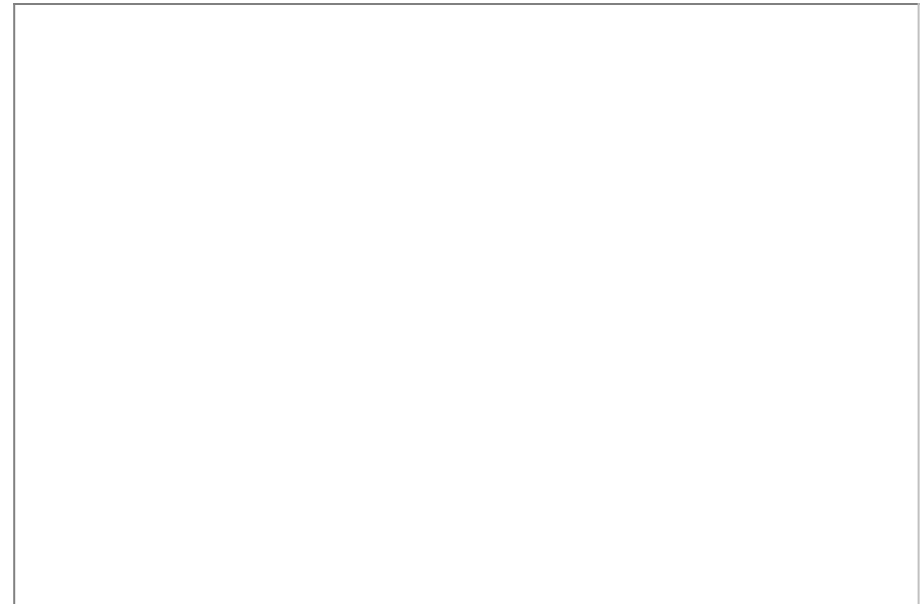




TOTAL: 84.3 m² (907 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.ie

- 2 Bedrooms
- Cranbrook Grammar Catchment
- 1 New Log Cabin
- Large Family Bathroom
- 2 Reception Rooms
- 2 Work From Home spaces
- Not Listed



NANCY BRODRICK-LECAUDEY



Email: nancy.brodrick-lecaudey@exp.uk.com

Tel: 07951 751417