



GRAYCOATS DRIVE
CROWBOROUGH - £600,000



7 Graycoats Drive

Crowborough TN6 2JT

**Open Porch - Hallway - Downstairs Cloakroom
Sitting/Garden Room - Dining Room - Kitchen - Utility
Room - Study/Family Room - Master Bedroom - En Suite
Shower Room - Three Further Bedrooms - Family
Bathroom - Off Road Parking - Attractive Front & Rear
Gardens**

Situated in a quiet and peaceful cul-de-sac is this immaculate and beautifully presented detached family home set within a stone's throw of the main town centre. Maintained extremely well by our vendors and comprising of a sitting room opening to a garden room, a dining room, study/family room, a contemporary style kitchen with a utility room and a downstairs cloakroom. To the first floor are four bedrooms with the master bedroom benefitting from an en suite and a family bathroom serves the remaining bedrooms. Externally to the front is an area of off road parking and access to a small storeroom via a garage door. To the rear the garden is very pretty with a running stream, large paved patio area, expanse of lawn and enclosed by fence and natural boundaries.

OPEN PORCH:

Tiled flooring and composite double glazed door leads into:

HALLWAY:

Large understairs coats cupboard, oak engineered flooring, radiator, smoke alarm and doors into:

DOWNSTAIRS CLOAKROOM:

Low level wc, sink with mixer tap set into vanity unit with tiled splashback and glass mirror above, tiled flooring, radiator, extractor fan and obscured double glazed window to side.

SITTING/GARDEN ROOM:

A lovely bright room comprising of a wooden fireplace with gas fire (not tested), oak engineered flooring, radiator, ceiling coving and tv point. A large opening then leads into the garden room with the continuation of the oak engineered flooring and French doors leading to the patio and garden.

DINING ROOM:

Fitted carpet, radiator, ceiling coving and double glazed windows to front.



KITCHEN:

Of a contemporary style with a range of cream gloss high and low level units with under unit lighting, black granite worktops with one and a half bowl stainless steel sink with mixer tap, Bosch fan assisted double oven with Bosch 4-ring gas hob and AEG Electrolux extractor fan above, integrated Electrolux dishwasher, integrated fridge and space for a freezer, concealed wall mounted Greenstar boiler, tiled flooring, ceiling coving and double glazed window with fitted blind overlooking the rear garden.

UTILITY ROOM:

Range of high and low level units with under unit lighting, granite effect roll top worksurfaces, space for large American style fridge/freezer, separate spaces for a washing machine and tumble dryer, tiled flooring, radiator, velux window and double glazed door to rear.

FAMILY ROOM/STUDY:

Continuation of oak engineered flooring, radiator, ceiling coving, wall lighting, wall mounted electric consumer unit and double glazed window to side with fitted blind.

FIRST FLOOR LANDING:

Access to loft via ladder which is part boarded, airing cupboard housing hot water tank with slatted shelving, fitted carpet, radiator, smoke alarm and double glazed window to side.

MASTER BEDROOM:

Double built in wardrobe with hanging rail and shelving, fitted carpet, radiator, ceiling coving, double glazed window overlooking the rear garden and door into:

EN SUITE SHOWER ROOM:

Fully tiled shower cubicle with Mira Miniduo shower and bifold glass door, low level wc, rectangular sink with mixer tap set into vanity unit with tiled splashback, glass mirror above and shaver point, wall mounted heated towel rail, tiled flooring, LED recessed spotlights and obscured double glazed window to side with fitted blind.

BEDROOM:

Built in double wardrobe with hanging rail and shelving, fitted carpet, radiator, ceiling coving and double glazed window overlooking the rear garden.

BEDROOM:

Currently used as a playroom and comprising of wood effect laminate flooring, large cupboard with plenty of shelving, radiator and double glazed window to front with fitted blind.

BEDROOM:

Built in wardrobe with hanging rail and shelving, fitted carpet, radiator, ceiling coving and double glazed window to front.

FAMILY BATHROOM:

Recently updated and comprising of a panelled bath with Mira Miniduo shower and glass screen, low level wc, contemporary instyle sink with mixer tap set into vanity unit with



glass shelving, glass mirror and shaver point above, wall mounted heated towel rail, tiled flooring, tiled walling and obscured double glazed window to side with fitted blind.

OUTSIDE:

Brick paved driveway with parking for numerous vehicles leads to a key fob operated garage door opening to a small storeroom comprising of a small storage area, concrete flooring, wall mounted gas/electrics, two floating shelves and electric strip lighting. The remainder of the garden is predominately laid to lawn with raised flower bed borders and a cherry tree. In addition is a bike shed and a wooden door provides side access to the rear garden. The garden to rear is principally laid to lawn with a large paved patio suited for outdoor entertaining and an array of mature shrubs and raised flower beds. Furthermore, are two wooden sheds, an outside tap and to the rear of the garden is a pretty running stream and all enclosed by fence/tree boundaries.

SITUATION:

Crowborough town itself provides an excellent range of shopping facilities including a post office, doctors, dentists and supermarkets including a Waitrose and Morrisons together with an array of independent shops and retailers. The main line railway station at nearby Jarvis Brook provides trains to London Bridge in approximately one hour and benefits also include a good selection of bus routes. The area is well served for both state and private junior and secondary schooling with sporting and recreational facilities including golf at Crowborough Beacon and Boars Head Courses, Crowborough Tennis & Squash Club and the Crowborough Leisure Centre with indoor swimming pool.

TENURE:

Freehold

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

AGENTS NOTE:

In view of the restrictions imposed by the Government in relation to Coronavirus, we have produced a virtual viewing of the property to enable you to obtain a better picture of it. We accept no liability for the content of the virtual viewing and recommend a full physical viewing as usual before you take steps in relation to the property (including

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



The Cross, Crowborough,
East Sussex, TN6 1AL
Tel: 01892 665666

Email: crowborough@woodandpilcher.co.uk

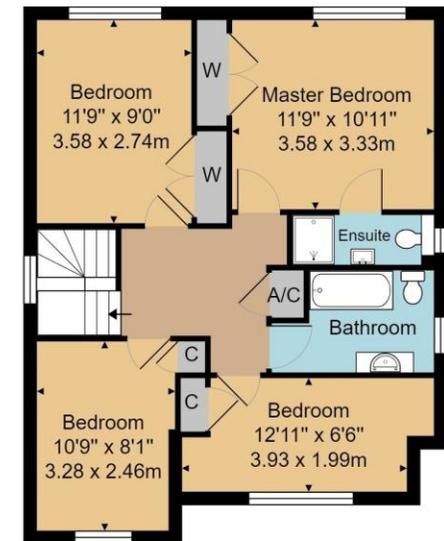
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TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 1441 ft² ... 133.9 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.