



WOOD & PILCHER



- Mid Terrace House
- 3 Bedrooms
- Light & Airy Kitchen/Diner
- Lovely Rear Garden & Patio
- Off Road Parking
- Energy Efficiency Rating: C

**Bracken Close, Crowborough**

**£375,000**

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## 22 Bracken Close, Crowborough, TN6 2EJ

Situated in a very convenient location close to local amenities and a mainline railway station is this well presented mid terrace family home. The accommodation comprises of an entrance hall with workspace area, a sitting room and a kitchen/diner with direct access out to the rear garden. To the first floor are three bedrooms and a family bathroom. Externally to the front is the benefit of off road parking, a side gate giving access to the generous rear garden which a particular feature of this home backing to the nature reserve, which can be accessed via a timber gate, along with a patio area ideal for outside entertaining.

### COVERED FRONT ENTRANCE:

Exterior light and obscured double glazed composite front door leads into:

### ENTRANCE HALL:

Recessed LED spotlighting, radiator, wood effect laminate flooring, wall mounted Nest thermostat control, wall mounted fusebox, telephone point, coats hanging area, under stair opening ideal for desk space and wooden doors into:

### SITTING ROOM:

Recessed LED spotlighting, radiator, wood effect laminate flooring, tv/satellite points, integrated surround sound cabling and window to front.

### KITCHEN/DINER:

Range of matching wall and base units with roll top work surfaces, tiled walling and under unit lighting, inset stainless steel sink bowl and drainer with mixer tap, separate spaces for freestanding washing machine, tumble dryer, dishwasher, oven and fridge/freezer. Recessed LED spotlighting, corner coving, radiator, tv point, wall mounted Worcester gas boiler, continuation of wood effect laminate flooring, space for dining table and chairs, window to rear and double glazed French doors leading out to the rear garden.



**FIRST FLOOR LANDING:**

Wooden balustrade, recessed LED spotlighting, radiator, large loft hatch with access to attic via pull down ladder, built in cupboard with shelf and range of doors to:

**BEDROOM:**

Two built in storage cupboards, radiator, recessed LED spotlights, tv point and window to front.

**BEDROOM:**

Built in cupboard with hanging rail and further built in cupboard housing hot water cylinder with slatted shelving above, radiator and window to rear overlooking the garden.

**BEDROOM:**

Built in area for shelving, built in cupboard with hanging rail and shelf, radiator, wood effect laminate flooring, tv/telephone points and window to front.

**FAMILY BATHROOM:**

Enclosed bath with Aqualisa power shower over and glass shower screen with grab rail, low level wc, pedestal wash hand basin with chrome mixer tap, chrome ladder style heated towel rail, fully tiled walling, tiled flooring, recessed LED spotlighting, radiator and two obscured windows to rear.

**OUTSIDE FRONT:**

Spacious brick paved driveway offering parking for several vehicles, exterior light, hedge boundaries and a timber gate provides side access and undercover storage with light.

**OUTSIDE REAR:**

The garden enjoys a large paved patio area, exterior light and tap, power point and a brick built outbuilding with light and power connected. Steps lead down to a large area of lawn with the garden enclosed by fence and hedgerow boundaries and backing onto the nature reserve which can be privately accessed via a rear timber gate.

**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. Located to the west of Crowborough and made famous by A A Milne's Winnie the Pooh is Ashdown Forest which is a great place for walking, riding and enjoying spectacular views over the Sussex countryside.

**TENURE:**

Freehold

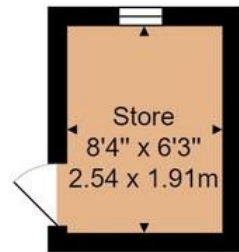
**VIEWING:**

By appointment with Wood & Pilcher Crowborough 01892 665666.

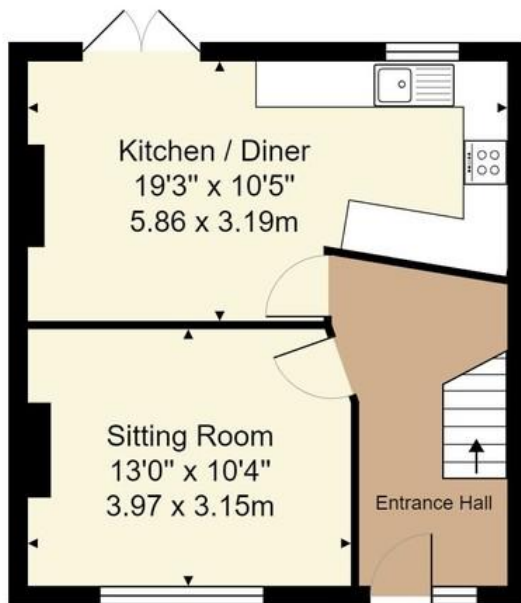
**AGENTS NOTE:**

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 incurring expenditure).

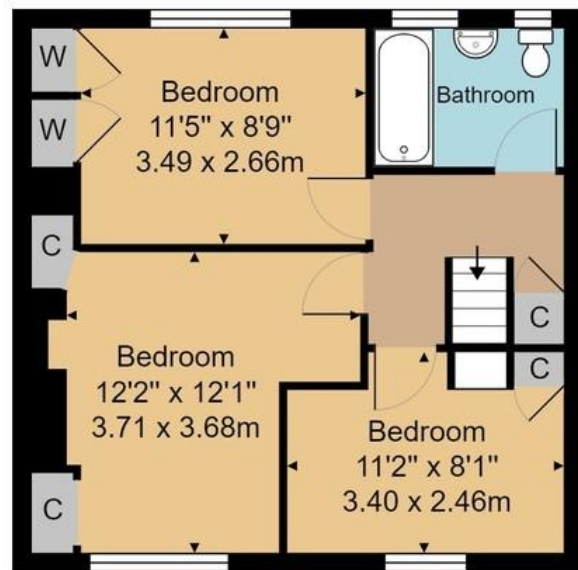




**Outbuilding**



**Ground Floor**



**First Floor**

House Approx. Gross Internal Area 861 sq. ft / 80.0 sq. m  
Outbuilding Approx. Internal Area 52 sq. ft / 4.8 sq. m

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.

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