



WOOD & PILCHER



- End Of Terrace House
- 3 Bedrooms
- 2 Receptions Rooms
- Attractive Gardens
- Garage En Block
- Energy Efficiency Rating: D

Trenches Road, Crowborough

£375,000

woodandpilcher.co.uk



13 Trenches Road, Crowborough, East Sussex, TN6 1ES

Offered to the market with no onward chain is this well presented and much loved end of terrace family home. To the ground floor is a spacious sitting room which leads directly to the kitchen/breakfast room with seating for informal dining. In addition is a pleasant sun room that provides direct access out to the rear garden. To the first floor are three double bedrooms all benefiting from built-in wardrobes and a family bathroom. Externally to the front is a well tended garden with a paved pathway to side that leads to the rear garden which is paved for ease of maintenance and incorporates a summerhouse, and located nearby is a single garage en block.

Full height double glazed window and sliding double glazed uPVC door provides access into:

SMALL ENTRANCE PORCH:

Grab rails, light and obscured double glazed uPVC front door into:

ENTRANCE HALL:

Dado rail with wood panelling below, radiator, recessed spot lights, wood effect laminate flooring and bi-fold wooden door leads into:

SITTING ROOM:

Feature fireplace with inset electric fire (not tested), mantel and fitted units to either side, wall mounted thermostat control, built-in understairs cupboard with light, shelving and with meters/fuses, wood effect laminate flooring, dado rail, wall lighting, telephone point, tv point with fitted tv unit and shelving, radiator, wood cladded ceiling and large double glazed window to front.

KITCHEN/BREAKFAST ROOM:

Range of matching wall and base units with under unit lighting and roll top work surfaces, inset one and half sink bowl and drainer with chrome mixer tap,



separate spaces for freestanding washing machine, oven with fitted extractor fan above and further space for American style fridge/freezer, breakfast bar with space for bar stools beneath, further space for small table and chairs, radiator, built in cupboards house a wall mounted gas boiler and hot water and heating controls, wooden cladded ceiling with recess lighting, wood effect laminate flooring and tiled flooring, double glazed window to rear overlooking the garden and double glazed sliding patio doors lead into:

GARDEN ROOM:

Panelled walling and ceiling, light and power connected, double glazed windows and patio doors lead out to the rear garden.

Stairs with integrated lighting rise to:

FIRST FLOOR LANDING:

Large wall mounted mirror, built in cupboard housing hot water cylinder with slatted shelving above, loft hatch with access to attic, panelled ceiling and doors to:

BEDROOM:

Mirror fronted built-in wardrobe with hanging rails and shelving, ceiling light with integrated fan, radiator, dado rail and double glazed windows to rear.

BEDROOM:

Built-in L-shaped wardrobes with shelving and hanging rails, radiator, dado rail and double glazed windows to front.

BEDROOM:

Built-in wardrobes with hanging rails and shelving, dado rail, radiator and double glazed windows to front.

FAMILY BATHROOM:

Enclosed bath with chrome mixer tap, hand held shower attachment and overhead Aqualisa shower with bi-fold glass shower screen, low level wc, large wash hand basin set within fitted cupboards with roll top work surfaces above and wall mounted mirror, small ladder style heated towel rail, wall lighting, panelled walling and ceiling, vinyl flooring and obscured double glazed window to rear.

OUTSIDE:

Landscaped front garden with area laid to lawn, flower borders laid with stone along with a variety of small shrubs. Brick footpath leads to the main entrance and an iron gate provides access to the side of the property offering storage space, exterior lighting and direct access to the rear garden via a second iron gate. To rear the landscaped, low maintenance, west facing garden comprising of a lower level laid to a brick paved patio ideal for outside entertaining and steps rising to a second large patio area laid to indian sandstone. In addition are raised flower beds arranged by low level brick walling and a range of shrubs and flower borders. The garden is enclosed by fencing with a summerhouse with light and power connected located to the rear. Located nearby is a single garage en block.

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.

TENURE:

Freehold

VIEWING:

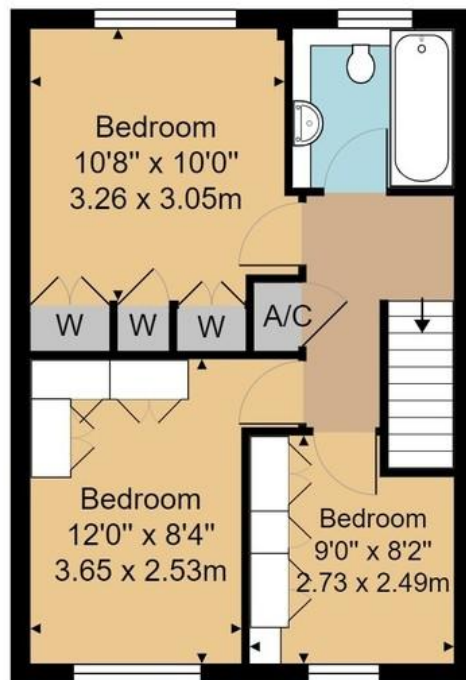
By appointment with Wood & Pilcher Crowborough 01892 665666.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 896 ft² ... 83.2 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.

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