



TRENCHES ROAD
CROWBOROUGH - £550,000



17 Trenches Road

Crowborough, , TN6 1ES

Canopied Porch - Hallway - Downstairs Cloakroom - Sitting Room - Dining Room - Kitchen - Breakfast Room - First Floor Landing - Master Bedroom With En Suite - Three Further Bedrooms - Family Bathroom - Front garden - Large Driveway Providing Off Road Parking For Numerous Vehicles - Low Maintenance Rear Garden

New to the market for the first time in 29 years, a well presented family home set within a quiet cul de sac and benefiting from a bright and airy sitting room with views over the rear garden, a traditional style kitchen, two further reception rooms, a cloakroom and garage to the ground floor. On the first floor there are four bedrooms with the main bedroom benefiting from an en suite and a family bathroom serves the remaining bedrooms. A particular feature is the amount of off road parking along with a easy maintenance rear garden.

CANOPIED PORCH:

Brick paved flooring, wall light, double glazed door with obscured glass inserts and leading to:

HALLWAY:

Fitted wall to wall carpet, radiator, coving, recessed spotlights, large downstairs cupboard with coat hanging area, double aspect with two high level windows, one to the front and one to side. Door leading to:

DOWNSTAIRS CLOAKROOM:

Low level wc, corner wash hand basin, fitted carpet, radiator, part tiled walling. Obscured double glazed window to the front.

SITTING ROOM:

A Sussex stone fireplace with wooden mantle and gas fire insert, fitted wall to wall carpet, two radiators, coving. Double aspect with a double glazed window to the side and a large double glazed picture window overlooking the rear garden.



DINING ROOM:

Fitted carpet, radiator, coving, recessed spotlights, plenty of space for a large dining room table, wall mounted cupboard housing the electric consumer unit, wall mounted alarm system. Double glazed window to the front.

KITCHEN:

A traditional style kitchen with a range of high and low level units with electric strip lighting underneath, black granite roll top work surface, stainless steel sink with swan mixer tap, 'Hotpoint' eye level fan assisted oven with grill, four ring 'Stoves' gas hob with 'Zanussi' extractor fan above. Space for a dishwasher, washing machine, low level freezer and a tall fridge/freezer. Black tile effect flooring, part tiled walling, radiator, electric strip lighting, a large larder cupboard with plenty of shelving. Double glazed window with fitted roller blind to the front and obscured double glazed door to the side. Door leading to:

BREAKFAST ROOM:

Fitted low level cupboards with a wood effect roll top work surface. Fitted wall to wall carpet, radiator, coving, plenty of room for a dining table. Double glazed sliding door giving access to the rear garden.

Stairs from hallway to:

FIRST FLOOR LANDING:

Fitted carpet, coving, large loft hatch with loft ladder, part boarded with light and a newly installed 'Viessmann combi boiler. Airing cupboard with slatted shelving and heating.

BEDROOM:

Double glazed window overlooking the rear garden, fitted triple wardrobe with hanging rail, shelving and glass fronted doors, fitted carpet, radiator, coving.

EN SUITE:

Fully tiled corner shower cubicle with 'Esteem' shower and hand held attachment, glass door, low level wc, small wash hand basin, extractor fan, fitted carpet, fully tiled walling, wall mounted electric shaver point.

BEDROOM:

Double glazed window to the rear with roller blind, fitted triple wardrobe with hanging rail, shelving and drawers with recessed LED highlighting panel, fitted carpet, radiator.

BEDROOM:

Double glazed window to the front with fitted blind, fitted carpet, radiator.

BEDROOM:

Double glazed window to the front, fitted carpet, radiator.

FAMILY BATHROOM:

Fitted with a corner bath with 'Mira' electric shower over with hand held shower attachment and mixer tap, pedestal wash hand basin, low level wc, radiator, fitted carpet, part tiled walling. Obscured double glazed window to the front with fitted roller blind.



OUTSIDE FRONT:

Large concrete driveway with off road parking for numerous vehicles. The garden is predominantly laid to lawn with some mature trees, shrubs and bushes, private area for bin storage. An up and over garage door gives access to the garage with high level units, concrete flooring and electric strip lighting. To the side of the property a wooden gate gives side access to the rear garden.

OUTSIDE REAR:

The private rear garden is easy maintenance with an expanse of lawn, raised shingle flower bed borders, mature trees, large paved patio, wooden shed all being fence enclosed. Door gives access to the rear of the garage.

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

COUNCIL TAX BAND: F

VIEWING: By appointment with Wood & Pilcher 01892 665666

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



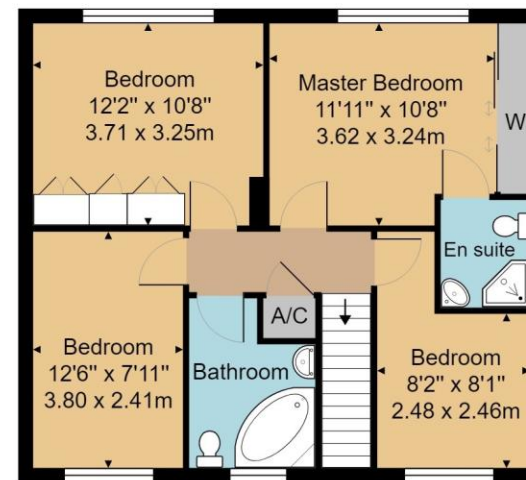
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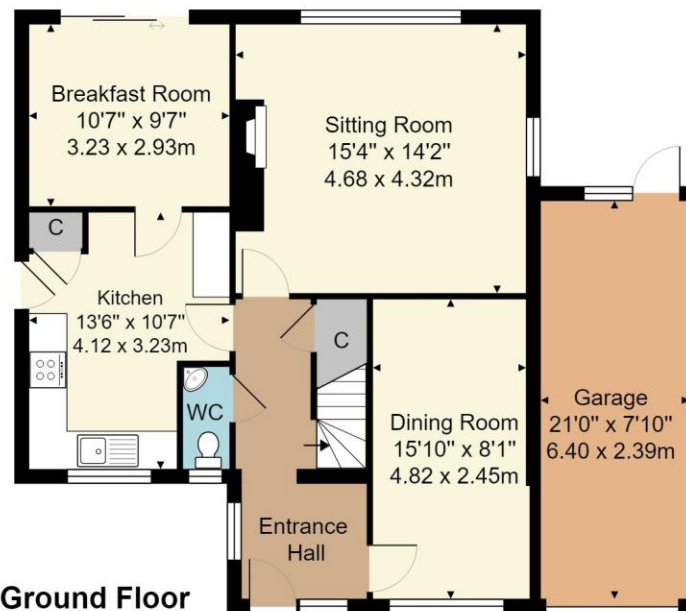
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TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	75 C
39-54	E		
21-38	F		
1-20	G		



First Floor



Ground Floor

House Approx. Gross Internal Area 1337 sq. ft / 124.2 sq. m
Approx. Gross Internal Area (Incl. Garage) 1517 sq. ft / 140.9 sq. m