



LUXFORD DRIVE  
CROWBOROUGH - £550,000



# 14 Luxford Drive

Crowborough, TN6 2PN

**Entrance Hall - Kitchen - Dining Area - Sitting Room - Three Downstairs Bedrooms - Family Bathroom - Family Shower Room - Integral Garage - First Floor Bedroom - Large Loft Well Tended & Attractive Front & Rear Gardens Off Road Parking**

A chain free, deceptively spacious and well maintained detached chalet house set to the end of a quiet and popular cul-de-sac. Beautifully presented the accommodation offers versatility and comprises a good size entrance hall providing access into the main bedroom with feature wall, a further bedroom and a family shower room. The shaker style kitchen with appliances included in the sale opens to the dining room and in turn the sitting room with patio doors leading out to the rear garden. The inner hallway affords entry to a further bedroom, bathroom and the integral garage. From the dining room, stairs rise to the first floor and access into a part vaulted bedroom enjoying lovely views and of particular note a large loft ideal for conversion subject to the usual consents. Externally are extremely well tended landscaped gardens that include a selection of ornamental Acer trees and a flowering Magnolia, which are spectacular in the spring, driveway parking to front and the pleasant rear garden enjoys two patio seating areas. This really is a special home of significant proportion that should be viewed without delay.

## **OPEN PORCH:**

Brick paved flooring, exterior light and double glazed door into:

## **ENTRANCE HALL:**

Wide L-shaped hall with fitted carpet, dado rail, wall light, smoke alarm, radiator and wall mounted heating thermostat.

## **MAIN BEDROOM:**

Painted panelled feature wall, fitted carpet, radiator, double glazed window to side with fitted roller blind and large double glazed picture window to front.

## **BEDROOM:**

Fitted double wardrobe with hanging rail and shelving, fitted carpet, radiator and double glazed window to front.

## **FAMILY BATHROOM:**

Comprising a panelled bath, fully tiled corner shower cubicle with Aqualisa shower and handheld shower attachment, low level wc, sink with mixer tap set into a vanity unit, wall mounted ladder style heated towel rail and glass cabinet with shelving above, tiled



flooring, part tiled walling, extractor fan and obscured double glazed window to side with fitted roller blind.

**DINING AREA:**

Fitted carpet, dado rail, radiator, smoke alarm, stairs to first floor and arched openings into:

**KITCHEN:**

A shaker style kitchen comprising a range of high and low level units with some under unit lighting, granite effect roll top work surfaces and one and a half bowl sink with mixer tap. Fan assisted oven with grill, 4-ring gas hob with extractor fan above, washing machine, tumble dryer, dishwasher and tall fridge/freezer. Part tiled walling, tiled flooring, recessed spot lighting, double glazed window to side and door provides access to rear garden and patio.

**SITTING ROOM:**

A bright and airy room enjoying a dual aspect with fitted carpet, two radiators, dado rail, two double glazed windows to side overlooking the patio, double glazed window to rear overlooking the garden and French double glazed doors leading out to the garden.

**INNER HALLWAY:**

Fitted carpet and doors into:

**BEDROOM:**

Fitted carpet, radiator, obscured double glazed window to side and double glazed patio doors provides access to rear garden.

**FAMILY SHOWER ROOM:**

Fully tiled corner shower cubicle with Aqualisa shower and handheld shower attachment, low level wc, pedestal wash hand basin with tiled splashback and glass cabinet above, shaver point, four glass floating shelves, radiator with towel rail above, tiled flooring part tiled walling, extractor fan and obscured double glazed window to side with fitted roller blind.

**INTEGRAL GARAGE:**

High ceilings, concrete floor, electric strip lighting, areas of shelving, wall mounted electric consumer, gas/electric meters, obscured double glazed door to side access and up/over garage door.

**FIRST FLOOR LANDING:**

Fitted carpet, radiator, smoke alarm and obscured velux window.

**BEDROOM:**

A part vaulted room with floating shelves, fitted carpet, radiator, velux window with rooftop views and double glazed window with views overlooking the rear garden and bowling club beyond.

**LOFT:**

Of a very good size and height and providing potential for a loft conversion subject to the usual planning consents. Currently housing the Worcester Bosch combi boiler, being part



boarded and comprising electric strip lighting and small velux window.

#### OUTSIDE:

To the front of the property is a large brick paved driveway providing ample off road parking and access into the integral garage with the remainder of the garden being principally laid to lawn with some mature trees, planting and various raised flower beds. Situated to the side of the property is a large painted wooden shed, bin store area and an archway leads to a secret gravelled garden featuring an array of established planting. An arched trellis leads to a beautiful, secluded south west facing rear garden with established flowering shrubs and an expanse of lawn. In addition and suited for garden table and chairs is a raised large patio area and a further small circular patio both enjoying a good amount of privacy.

#### SITUATION:

Crowborough is the largest and highest inland town in East Sussex, set within the High Weald Area of Outstanding Natural Beauty and bordering the Ashdown Forest. The town centre gives the impression of being a bustling village, with an excellent choice of supermarkets and numerous small, independent retailers, restaurants and cafes. There is a farmers' market once a month and the luxury of plentiful free parking. The area is well served for both state and private junior and secondary schooling as well as Crowborough Leisure Centre and recreation ground offers a swimming pool, gym, sports hall and a children's playground. The mainline railway station provides trains to London Bridge in approximately one hour as well as a good selection of bus routes. Other attractions that Crowborough can offer include nature reserves, plentiful sport and recreation grounds, children's play areas and a thriving arts culture and various annual events. Crowborough is situated just south of Tunbridge Wells on the A26, about halfway between London and the south coast.

#### TENURE:

Freehold

#### COUNCIL TAX BAND: D

#### VIEWING:

By appointment with Wood & Pilcher Crowborough 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



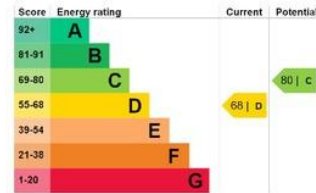
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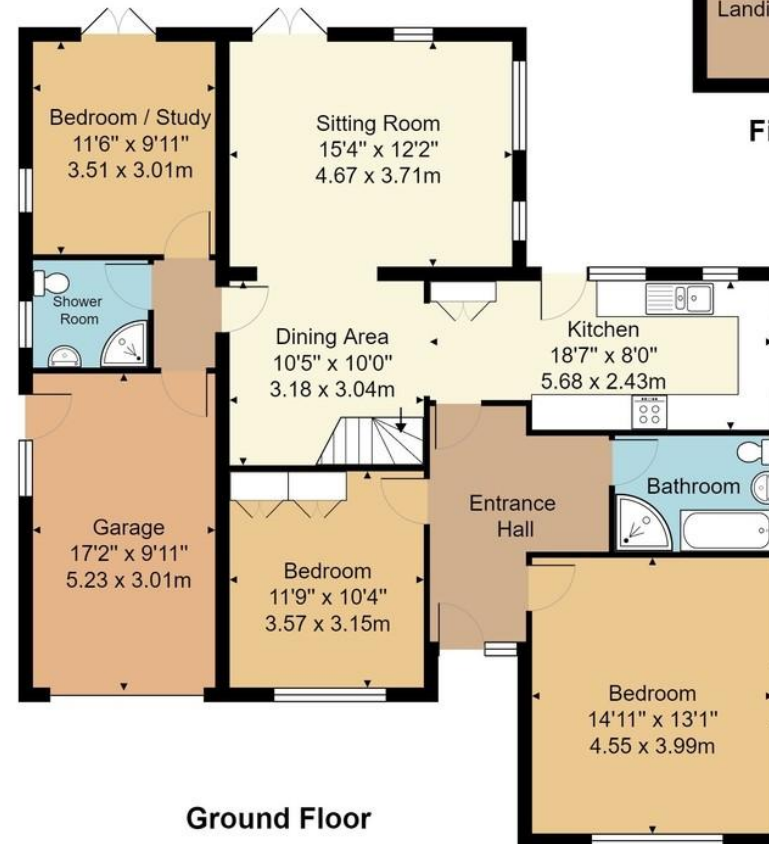
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Approx. Gross Internal Area  
1552 ft<sup>2</sup> ... 144.2 m<sup>2</sup>  
(Incl. Garage)



First Floor



Ground Floor

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.