



THE GROVE
CROWBOROUGH - £715,000

3 The Grove

Crowborough TN6 1NY

**Entrance Hall - Cloakroom - Sitting Room - Dining Room
Study - Kitchen/Breakfast Room - Utility Room - Main
Bedroom With En Suite Bathroom - Four Further
Bedrooms - Family Bathroom - Off Road Parking - Double
Garage - Established Front & Rear Gardens**

This superb detached family home is presented to the market having undergone a program of refurbishment most recently, to include a recently installed kitchen/breakfast room, newly fitted en suite and bathroom and internal improvements also include re-decoration throughout, new flooring and carpets, updated electrics and a newly installed boiler. The house benefits from an excellent layout and comprises a well-proportioned light sitting room with feature fireplace and direct access to rear garden, a dining room, study, and a stylish shaker style kitchen with many integrated appliances. A cloakroom and utility room completes the ground floor accommodation. From the entrance hall stairs rise to a well-lit first floor landing with access to the main bedroom with en suite bathroom and four further bedrooms are served by a family bathroom. To the rear of the property is a secluded garden with established flowering shrubs, trees and an expanse of lawn and to the front of the property is off road parking for numerous cars and a large, detached double garage. The location of this home is ideal being set in a quiet cul-de-sac and within good proximity of the town centre, local amenities, schooling and Crowborough Beacon Golf Club.

COVERED ENTRANCE:

Double glazed door opens into a **PORCH** with recently fitted carpet, radiator, wall mounted electric consumer unit and door into:

CLOAKROOM:

Low level wc, corner wash hand basin with mixer tap, set in a vanity unit with tiled splashback and corner glass cabinet above, laminate flooring and obscured double glazed window to side.

ENTRANCE HALL:

Continuation of fitted carpet, radiator, smoke alarm and large under stairs cupboard with electrics.

SITTING ROOM:

A lovely light room featuring a marble effect fireplace with inset electric fire, wall lighting, two radiators, fitted carpet, French doors to dining room, dual aspect with double glazed window to front and double glazed French doors leading out to the rear garden.



DINING ROOM:

Fitted carpet, radiator, door to the hallway and double glazed window overlooking rear garden.

STUDY:

Fitted carpet, radiator and dual aspect with double glazed windows to front and side.

KITCHEN/BREAKFAST ROOM:

Newly installed shaker style kitchen featuring a range of high and low level units with under unit lighting, granite work surfaces incorporating a one and half bowl Franke sink with swan mixer tap. Neff appliances include a fan assisted oven, induction hob and extractor fan along with an AEG integrated dishwasher. Central breakfast bar with granite work surface for informal dining with drawer storage beneath. Space for fridge/freezer, breakfast table with grey wood effect flooring, recessed LED spot lights and benefiting from a triple aspect with double glazed windows to front and side along with double glazed French doors to rear garden.

UTILITY ROOM:

High level unit housing the newly installed Worcester Bosch boiler, low level units with granite effect work surface and Franke single sink with swan mixer tap. Space for washing machine and dryer, part tiled walling, radiator, grey wood effect flooring and double glazed window to rear and double glazed door to side access.

FIRST FLOOR LANDING:

Continuation of the recently fitted carpet, smoke alarm, loft access, double glazed window to front, walk-in airing cupboard housing Cyclone Plus water tank along with slatted shelving and electrics.

MAIN BEDROOM:

Fitted carpet, radiator, double glazed window overlooking rear garden and door into:

EN SUITE BATHROOM:

Newly installed and comprising a panelled bath with mixer tap and handheld shower attachment, corner shower cubicle with Hans Grohe rainfall shower head with separate handheld attachment, large rectangular sink with Hans Grohe mixer tap set into a vanity unit with shelving, low level wc, wood effect laminate flooring, radiator, part tiled walling and obscure double glazed window to front.

BEDROOM:

Fitted carpet, radiator and double glazed window overlooking rear garden.

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Fitted carpet, radiator and double glazed window overlooking rear garden.

BEDROOM:

Fitted carpet, radiator and double glazed window to front.

BEDROOM: Fitted carpet, radiator and enjoying a dual aspect with windows to front and side.



FAMILY BATHROOM:

Panelled bath with rainfall showerhead over, separate handheld shower attachment and glass shower screen, low level wc, sink with mixer tap set into a vanity unit with drawer/shelving storage together with glass mirror with cupboard and lighting above, wall mounted heated towel rail, wood effect laminate flooring, part tiled walling and velux window to front.

OUTSIDE:

The area of garden is predominately laid to lawn with raised flower beds to borders, established shrubs and a selection of mature trees. To the side of the property is a paved driveway leading to a detached double garage. A pathway provides access through a wooden gate to the rear garden. To the rear the well established and secluded garden is principally laid to lawn with an array of mature planting, two paved patio areas to include a bespoke circular brick paved patio surrounded by ornamental trees and a pond. From the garden a door gives access to the detached double garage consisting of concrete flooring, electrics, floating shelving and accessed via up/over doors to the front.

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:

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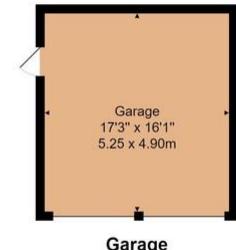
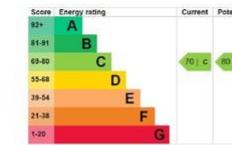
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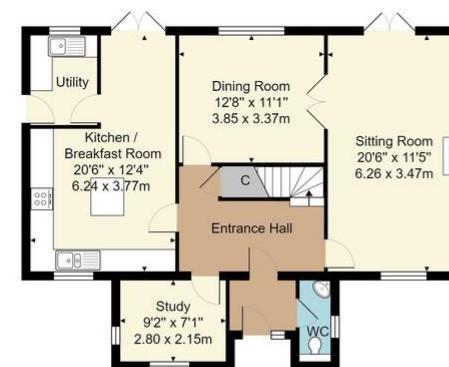
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House Approx. Gross Internal Area
1770 sq. ft / 164.5 sq. m

Garage Approx. Internal Area
277 sq. ft / 25.7 sq. m



Garage



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.