



GREEN LANE
CROWBOROUGH - £640,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

Fernhill

Green Lane
Crowborough, East Sussex, TN6 2DF

**Entrance Hall - WC - Open Plan Sitting/Dining Room
Kitchen/Breakfast Room - Utility Room - Integral Garage
Bedroom with En Suite Shower Room - Three Further
Bedrooms - Family Bathroom - Ample Off Road Parking
Lovely Rear Garden With Stunning Far Reaching Views**

A beautifully presented family home which has been extended over the years and enjoys the benefit of being set within a sought after location with woodland and far reaching countryside views to rear. Internally the accommodation features a welcoming entrance hall with wc, a bright and airy sitting/dining room and a spacious contemporary kitchen/breakfast room being the heart of the home and including many integrated appliances. To the first floor is an en suite bedroom, three further bedrooms, some benefiting from beautiful views and a modern family bathroom. Externally to the front is off road parking for numerous vehicles and access into the integral garage. To the rear is a large level rear garden with a large patio to take-in the fabulous woodland views. This much loved home is finished to a superb standard which will be appreciated when viewing.

Double glazed composite door opens into:

PORCH:

Carpet tiled flooring, coats hanging area, double glazed windows to front and side and double glazed door leading into:

ENTRANCE HALL:

Wood effect laminate flooring, radiator, Honeywell heating thermostat, smoke alarm and double glazed window to side.

WC:

Low level wc, wash hand basin with Bristan taps, wood effect laminate flooring, radiator, part panelled walling and obscured double glazed window to front.

OPEN PLAN SITTING/DINING ROOM:

Feature fireplace with wooden mantle and marble effect hearth, carpet as fitted, two radiators, double glazed French doors with fitted blinds leads out to the patio and rear garden beyond, double glazed window to front with fitted blinds and arched



opening leads into:

KITCHEN/BREAKFAST ROOM:

An extended room comprising a high gloss contemporary style kitchen featuring a range of high and low level units with under unit lighting, black roll top work surfaces and incorporating a one and half bowl sink with mixer tap. Integrated appliances include an eye level Neff double oven, 4-ring Neff induction hob with extractor fan above, a dishwasher, fridge/freezer and wine cooler. In addition there is plenty of room for a dining room table and chairs, understairs cupboard with floating shelving, two radiators, modern laminate flooring, recessed LED spotlights, smoke alarm, double glazed window to rear along with double glazed French doors leading out to the patio and garden.

UTILITY ROOM:

Two high level wall mounted cupboards, spaces for a washing machine and tumble dryer, Honeywell heating thermostat, extractor fan and continuation of laminate flooring.

INTEGRAL GARAGE:

Wall mounted Vaillant boiler, wall mounted gas meter and electric consumer unit, concrete flooring, electric strip lighting and two wooden garage doors to front.

FIRST FLOOR LANDING:

Carpeted stairs and landing, large loft hatch with ladder to part boarded loft with light, smoke alarm and double glazed window overlooking the rear garden.

BEDROOM:

Carpet as fitted, radiator, airing cupboard housing Megaflow hot water tank and shelving, double glazed window with fitted blind overlooking the rear garden, enjoying beautiful views towards Rotherfield. Door into:

EN SUITE SHOWER ROOM:

Fully tiled cubicle with Aqualisa shower, pedestal wash hand basin with mixer tap, low level wc, chrome heated towel rail, black tiled flooring, fully tiled walling, recessed spotlights, extractor fan and obscured double glazed window to front with fitted roller blind.

BEDROOM:

Glass fronted fitted triple wardrobe with hanging rail and shelving, carpet as fitted, radiator, smoke alarm and double glazed window to front.

BEDROOM:

Carpet as fitted, radiator, smoke alarm, double glazed window with fitted blind to rear with views over garden and far reaching views beyond.

BEDROOM:

Carpet as fitted, radiator, smoke alarm, double glazed window with fitted roller blind to rear, again with stunning views.



FAMILY BATHROOM:

Fully tiled corner shower cubicle with Aqualisa shower, panelled bath with mixer tap, low level wc, pedestal wash hand basin with mixer tap, ladder style heated towel rail, black tiled flooring, fully tiled walling, recessed spotlights and obscured double glazed window to front with fitted roller blind.

OUTSIDE FRONT:

A brick paved driveway offers parking for numerous vehicles and access to the single garage. The remainder of the garden offers various raised, and sleeper bound flower beds, a selection of mature planting and all enclosed by fence and hedge boundaries. Side access via wooden gate to rear garden.

OUTSIDE REAR:

Fine views can be enjoyed from a large brick paved patio area ideal for outside entertaining with exterior lighting, electric point and water tap. In addition are various raised flower bed borders, a rockery, large expanse of lawn with established planting and wooden shed all enclosed by fence and hedge boundaries.

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.

TENURE:

Freehold

COUNCIL TAX BAND:

E

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 contained. 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.

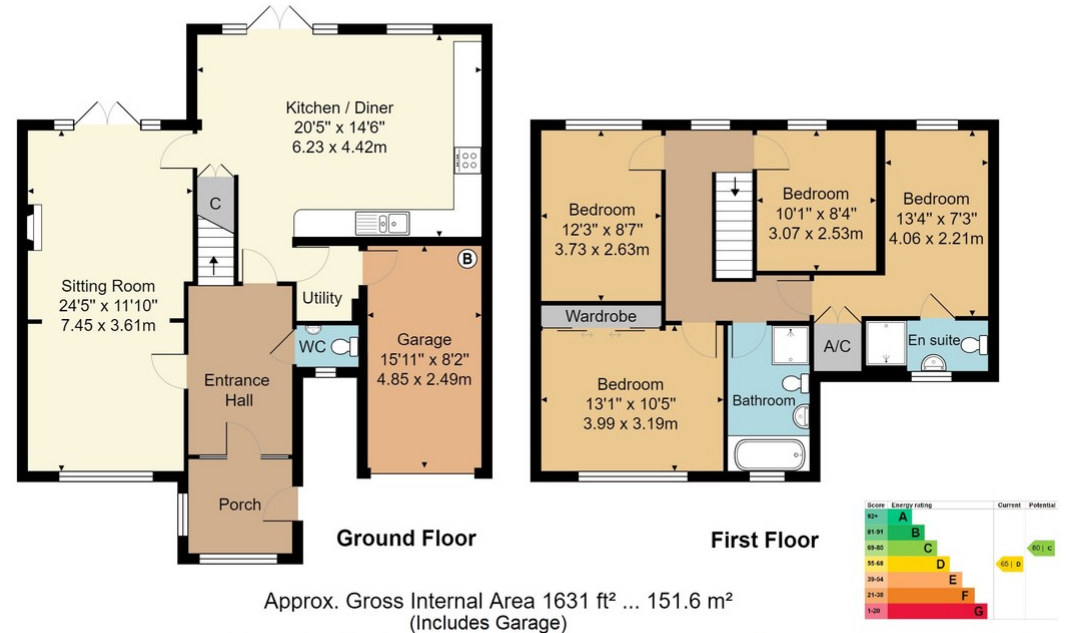


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Approx. Gross Internal Area 1631 ft² ... 151.6 m²
(Includes Garage)

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.