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PILCHER**

*Sales, Lettings, Land & New Homes*



- Detached Family House
- 4 Bedrooms
- 2 Reception Rooms
- Pretty Rear Garden
- Off Road Parking
- Energy Efficiency Rating: C

**Willowmead, Crowborough**

**£460,000**

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**16 Willowmead, Crowborough, TN6 1LW**

A well presented detached family home located in a popular residential cul-de-sac with the benefit of a pleasant tiered rear garden and off road parking to front. The accommodation comprises an entrance hall, kitchen to front, a downstairs cloakroom, dining room and a bright and airy sitting room with direct access out to the rear garden. Formally the garage and accessed via the house is a good size utility area leading to a store room with garage door. To the first floor are four bedrooms, three with the advantage of built-in wardrobes and a family bathroom.

**COVERED ENTRANCE PORCH:**

Exterior lighting and double glazed uPVC front door opening into:

**ENTRANCE HALL:**

Oak flooring, radiator and stairs to first floor.

**KITCHEN/BREAKFAST ROOM:**

Range of wall and base units with worktops and tiled splashbacks over, one and half bowl stainless steel sink with swan mixer tap, inset 4-ring gas hob with extractor fan over and double oven under, integrated fridge/freezer and space for washing machine. Cupboard housing wall mounted Gloworm gas boiler, radiator, inset spot lighting, travertine tiled flooring and double glazed window to front.

**SITTING ROOM:**

Under stairs storage cupboard, tv point, carpet as fitted, radiator and double glazed French doors leading out to a patio.

**DINING ROOM:**

Radiator, carpet as fitted and double glazed window to rear.



**UTILITY ROOM:**

A good size room with cupboard housing consumer unit, alarm controls and smart meter. Two wall units, raised worktop with space for tumble dryer and washing machine under, door into store room and double glazed window and double glazed glass panelled door to side.

**STORE ROOM:**

Accessed via up/over door and comprising concrete flooring, strip lighting and a wall mounted smart gas meter.

**CLOAKROOM:**

Dual flush low level wc, wall mounted wash hand basin, travertine tiled flooring and obscured double glazed window to side.

**FIRST FLOOR LANDING:**

Large double glazed window overlooking the rear garden with views across to Hurtis Hill, radiator, access with dropdown ladder to loft which is part boarded with light and airing cupboard with shelving and water tank below.

**BEDROOM:**

Built-in wardrobe cupboards to one wall both with hanging areas, radiator, carpet as fitted and double glazed window to front.

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**BEDROOM:**

Built-in wardrobe cupboard with hanging area, radiator, carpet as fitted and double glazed window to rear.

**BEDROOM:**

Currently used as a study with telephone point, radiator, carpet as fitted and double glazed window to rear.

**FAMILY BATHROOM:**

Tiled shower cubicle with integrated shower, dual flush low level flush wc, panelled bath with tiled surrounds and shower attachment over, vanity wash hand basin with storage under, mirrored wall, tiled flooring, inset spot lighting, chrome heated towel rail and obscured double glazed window to side.

**OUTSIDE FRONT:**

Brick block driveway provides off road parking and an area of low maintenance enclosed by plant and fence borders.

**OUTSIDE REAR:**

Large Indian sandstone patio area adjacent to the property ideal for garden table and chairs, timber log store and steps leading down to a pea shingle area of garden with an array of trees and all enclosed by fence borders with a timber gate with side access.

**SITUATION:**

Crowborough town provides an excellent range of shopping facilities including a bank, post office, doctors, dentists, supermarkets and an array of independent shops and retailers. The area is well served for both state and private junior and secondary schooling with sporting and recreational facilities including several golf courses 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:** E

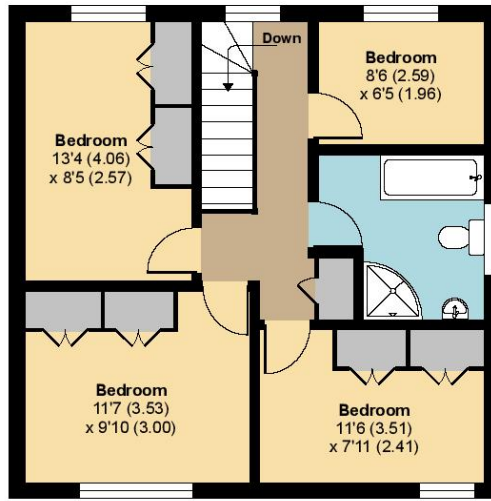
**AGENTS NOTE:** We have produced a virtual video/tour of the property to enable you to obtain a better picture of it. We accept no liability for the content of the virtual video/tour and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).



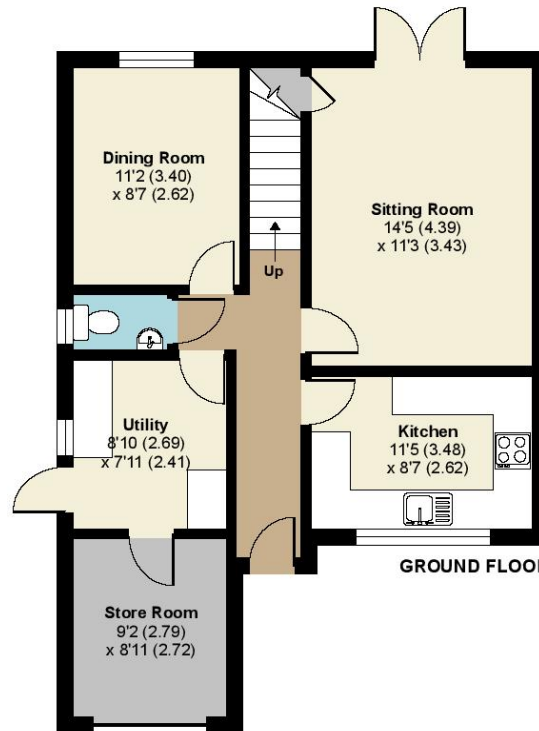
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71 C	86 B

Approximate Area = 1191 sq ft / 110.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncbcom 2023. Produced for Wood & Pilcher. REF: 965260



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