



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Detached Family House
- 3 Bedrooms
- Open Plan Kitchen/Diner
- South Westerly Facing Rear Garden
- Garage & Off Road Parking
- Energy Efficiency Rating: D

**Bridger Way, Crowborough**

**£489,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)





## Blossom Hill, 58 Bridger Way, Crowborough, TN6 2XE

A beautifully presented detached family property set in a lovely quiet cul-de-sac with the benefit of a low maintenance south westerly facing rear garden & patio, off road parking, garage and wood effect aluminium windows. Internally the accommodation consists of a welcoming entrance hall and cloakroom, a sitting room with feature fireplace and a dual aspect and recently renovated solid wood kitchen/diner with direct access out to the patio and garden. On the first floor the three bedrooms, two with fitted wardrobes and a newly installed family bathroom are accessed from a central landing which is lit by an attractive window.

Solid wood door opens into:

### ENTRANCE HALL:

Light tiled flooring, radiator and window to front.

### CLOAKROOM:

Low level wc, small rectangular sink with tiled splashback and mixer tap set into a vanity unit with shelving, wall mounted hidden electric consumer unit, light tiled flooring and obscured window to front.

### SITTING ROOM:

A lovely bright room featuring an Adam feature fireplace with gas fire, wooden mantel, marble effect surround and hearth, carpet as fitted, radiator and recently installed bifold aluminium doors leading out to the rear patio and garden beyond.



**KITCHEN/DINER:**

A beautiful open plan room featuring a recently renovated kitchen comprising a range of solid wood high and low level units incorporating under unit lighting, beautiful light quartz worktops/splashbacks and a one and half bowl Butler sink with mixer tap. Integrated appliances include a Smeg fan assisted oven, 4-ring gas hob and extractor fan above, a dishwasher, washing machine and a fridge/freezer. Cupboard housing recently installed Vaillant boiler, large under stairs cupboard, space for dining table and chairs, recessed LED spot lights, continuation of light tiled flooring with electric underfloor heating, radiator, window to front, window to rear and door leading to the patio and garden beyond.

Stairs with recently fitted carpet rises to:

**FIRST FLOOR LANDING:**

Window overlooking the rear garden, continuation of fitted carpet, radiator, hatch leading to part boarded loft with light, smoke alarm and an airing cupboard housing the hot water tank with wooden slatted shelving and hanging space.

**MAIN BEDROOM:**

Selection of fitted wardrobes, cupboards and shelving area to alcove, carpet as fitted, radiator and window to front with fitted blind.

**BEDROOM:**

Fitted wardrobe cupboard with hanging space, carpet as fitted, radiator and window to front.

**BEDROOM:**

Carpet as fitted, radiator and window to front with fitted blind.

**FAMILY BATHROOM:**

Panelled bath with wall mounted Aqualisa shower over and glass shower screen, low level wc, sink with mixer tap, chrome heated towel rail, part tiled walling, tiled flooring with electric underfloor heating, extractor fan, recessed LED spot lights and obscured window to rear with fitted blind.

**OUTSIDE FRONT:**

Concrete driveway providing off road parking for two vehicles and access to the garage with up/over door and comprising concrete flooring, electric strip lighting and an area of vaulted storage. The remainder of the garden being principally laid to lawn with raised flower bed borders and a beautiful magnolia tree. Wooden gate with side access to a bin store area and in turn the rear garden.

**OUTSIDE REAR:**

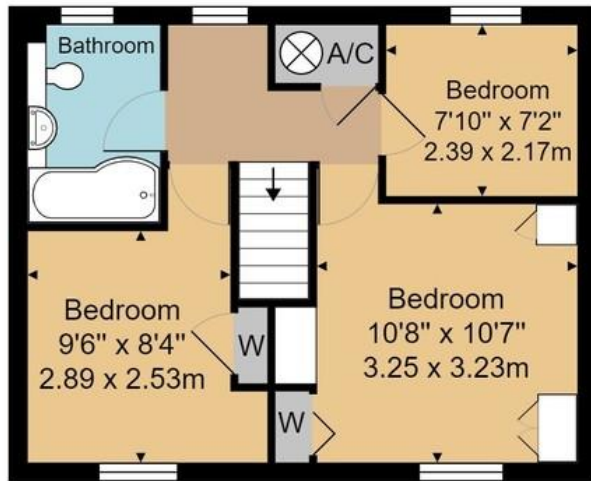
Enjoying a south westerly aspect the garden benefits from a large paved limestone patio perfect for outside entertaining, large pergola with an established climbing clematis, sleeper style raised flower beds and an area mainly laid to lawn with further flower bed borders and mature planting.

**SITUATION:**

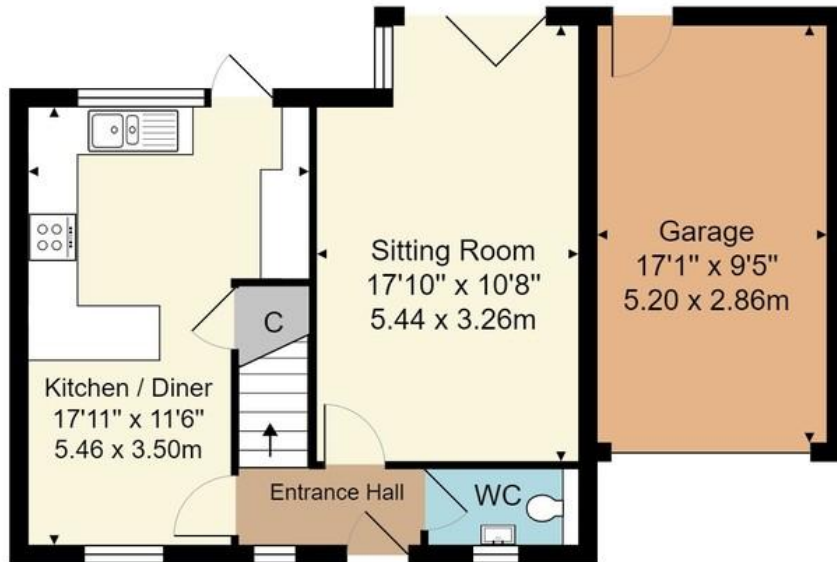
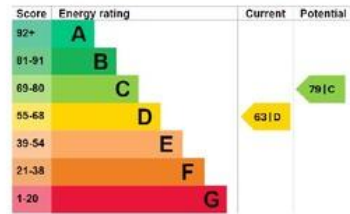
Crowborough town itself provides an excellent range of shopping facilities including a post office, doctors, dentists and supermarkets including a Waitrose and Morrisons together with an array of independent shops and retailers. The main line railway station at nearby Jarvis Brook provides trains to 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. The spa town of Royal Tunbridge Wells is approximately eight miles to the north where you will find the mainline railway station, good range of grammar schools and an excellent mix of retailers, eateries and pavement cafes spread through the historic Pantiles and The Old High Street. The coastal towns of Brighton and Eastbourne are situated approximately one hour's drive away and Gatwick Airport can be reached in approximately 45 minutes by car.

**COUNCIL TAX BAND: E****TENURE: Freehold****VIEWING: By appointment with Wood & Pilcher Crowborough 01892 665666.**





**First Floor**



**Ground Floor**

House Approx. Gross Internal Area 832 sq. ft / 77.3 sq. m  
 Approx. Gross Internal Area (Incl. Garage) 1005 sq. ft / 93.4 sq. m

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.

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Heathfield 01435 862211  
 Crowborough 01892 665666  
 Southborough 01892 511311  
 Tunbridge Wells 01892 511211  
 Letting & Management 01892 528888  
 Associate London Office 02070 791568

