



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Detached House
- 4 Bedrooms
- Kitchen/Dining Room
- Sitting Room With Log Burner
- Garage & Off Road Parking
- Energy Efficiency Rating: C

**Fermor Way, Crowborough**

**£525,000**

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



**52 Fermor Way, Crowborough, TN6 3BE**

A recently improved and renovated detached family home located on a corner plot and enjoying the benefit of a lovely mature and sunny rear garden along with off road parking and access to the garage to front. The accommodation consists of a good size entrance porch, a bright and airy sitting room with an inner hallway leading to a wc and access to the garage. Located to the rear of the property is a newly fitted open plan kitchen/dining room with many of the usual kitchen appliances and direct access out to the rear patio and garden. Further advantages include a newly installed family bathroom, decoration throughout, new flooring and a complete re-wire.

Composite door opens into:

**ENTRANCE PORCH:**

Tiled flooring, exposed painted brick walling, low level electric radiator, recessed LED spotlighting, coats hanging area, obscured window to front and wooden door with glass inserts leads into:

**SITTING ROOM:**

A bright and airy room featuring a recently installed log burning stove with wooden mantel and stone hearth, fitted cupboard with drawer storage and floating shelving set into an alcove and recessed lighting above, recently installed oak engineered flooring, dual aspect with window to front and bay window to side both with fitted blinds.

**INNER HALLWAY:**

Continuation of oak engineered flooring, traditional style Victorian style radiator, smoke alarm and two fitted under stairs storage cupboards. Internal access to the garage.

**DOWNSTAIRS WC:**

Low level wc, rectangular sink with mixer tap set into a vanity unit with shelving and tiled splashback, heated towel rail, recessed LED spotlights and obscured window to side.



**GARAGE:**

Accessed via a newly installed key fob operated garage door, concrete flooring, wall mounted electric consumer unit, wall mounted gas/electric meters, space for washing machine and tumble dryer, window and door providing access to the garden.

**OPEN PLAN KITCHEN/DINING ROOM:**

A recently fitted kitchen comprising a range of high and low level units incorporating under unit lighting, solid wood worktops and a sink with mixer tap. Integrated Bosch appliances include a 4-ring induction hob with extractor above, fan assisted oven and multi-use microwave/oven. Separate spaces for a dishwasher, wine fridge and large fridge/freezer. Tiled flooring, recessed LED spotlighting, smoke alarm, two windows overlooking the rear garden and door providing side access in turn leading to the rear garden.

**Dining Room Area:**

Plenty of room for dining furniture, recently installed oak engineered flooring, traditional Victorian style radiator, large window overlooking the rear garden and French doors give access to a rear patio and garden beyond.

**FIRST FLOOR LANDING:**

Hatch with ladder to a large loft being fully boarded with light, large fitted cupboard with shelving, smoke alarm, wood flooring and window to side.

**MAIN BEDROOM:**

Fitted double cupboard with shelving, wood flooring, radiator and window to front.

**BEDROOM:**

Continuation of wood flooring, radiator and window to front.

**BEDROOM:**

Double fitted large cupboard with shelving, radiator and window overlooking the rear garden.

**BEDROOM:**

Carpet as fitted, radiator and window overlooking the rear garden.

**FAMILY BATHROOM:**

Panelled bath with sleeper style tiled walling, rainfall showerhead over and separate handheld shower attachment, low level wc, square wash hand basin with Burlington mixer tap set into a vanity unit with drawer storage, wall mounted chrome heated towel rail, recessed LED spotlighting, tiled flooring and obscured window to rear.

**OUTSIDE FRONT:**

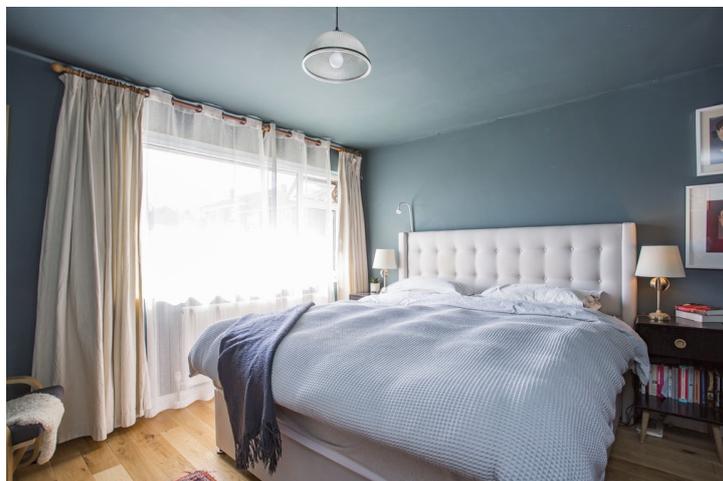
The area of the garden is principally laid to lawn with various raised flower bed borders, concrete driveway providing off road parking for two vehicles and access to the garage. To the side of the property wooden gates provide access to a bin store area and the rear garden.

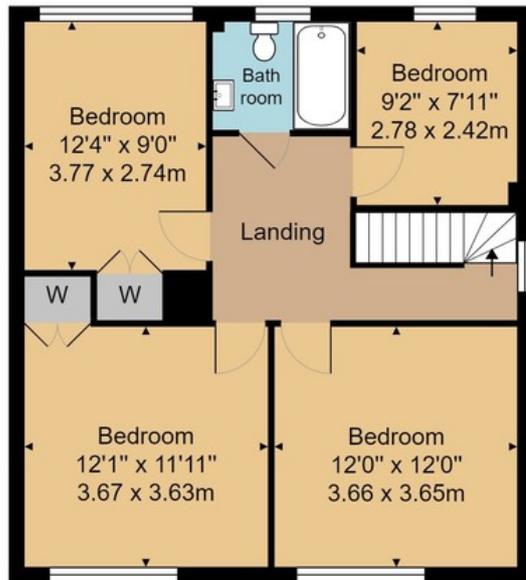
**OUTSIDE REAR:**

Enjoying a wraparound paved patio with wooden pergola ideal for outside entertaining. The remainder of the garden is predominately laid to lawn with recently planted selection of planting, established shrubs and trees and raised flower bed borders. In addition is a raised play area with swing and slide.

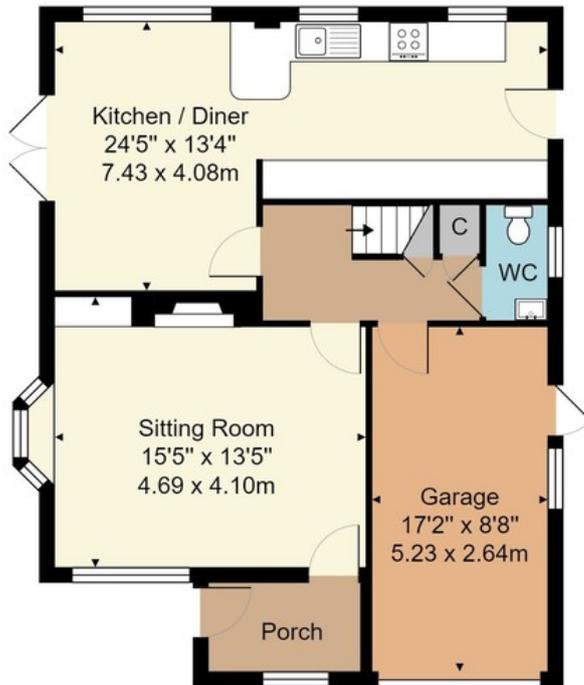
**SITUATION:**

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.

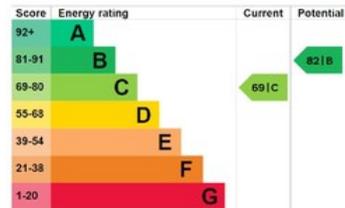
**COUNCIL TAX BAND: E****TENURE: Freehold****VIEWING: By appointment with Wood & Pilcher Crowborough 01892 665666.**



**First Floor**



**Ground Floor**



Approx. Gross Internal Area

1416 ft<sup>2</sup> ... 131.5 m<sup>2</sup>

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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