



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Semi-Detached House
- 3 Bedrooms
- Chain Free
- Pretty Front & Rear Gardens
- Off Road Parking & Garage
- Energy Efficiency Rating: D

Fermor Road, Crowborough

£385,000

woodandpilcher.co.uk



Rocquane, Fermor Road, Crowborough, TN6 3AN

New to the market since it was built in 1962 is this lovingly cared for and extremely well presented semi-detached home with the advantages of pretty front and rear gardens, garage and off road parking. The bright and airy accommodation consists of an entrance hall, sitting room, dining room and kitchen to the ground floor and three bedrooms and a family bathroom to the first floor. CHAIN FREE.

Double glazed door provides access into:

ENTRANCE HALL:

Carpet as fitted, radiator and window to front.

SITTING ROOM:

A bright and airy room comprising a limestone fireplace incorporating a gas fire, carpet as fitted, radiator, wall mounted heating thermostat and window to front.

DINING ROOM:

Large under stairs cupboard with shelving, carpet as fitted, smoke alarm, radiator and window overlooking the rear garden.

KITCHEN:

Range of high and low level units with granite effect roll top work surfaces, oven with 4-ring gas hob and extractor fan above, stainless steel sink with traditional style taps, space for fridge and washing machine, part tiled walling, tile effect laminate flooring, wall mounted heating thermostat, electric strip lighting, two windows to rear and door providing access to the side of the property.



FIRST FLOOR LANDING:

Access to part boarded loft via ladder, airing cupboard housing the hot water tank with slatted shelving, carpet as fitted, radiator and smoke alarm.

BEDROOM:

Fitted double wardrobe with hanging rail and shelving and fitted drawer storage, carpet as fitted, radiator, wall light and window to front.

BEDROOM:

Carpet as fitted, radiator and window to side.

BEDROOM:

Cupboard with shelving space, carpet as fitted, radiator and window to front.

FAMILY BATHROOM:

P-shaped panelled bath with Mira shower over, low level wc, sink with mixer tap set into vanity unit with shelving, wall mounted chrome heated towel rail, wall mounted electric fan heater, wood effect laminate flooring, recessed spot lighting and obscured window to rear.

OUTSIDE FRONT:

Pretty area of garden set principally to lawn with attractive fir trees and enclosed by a selection of flower bed borders and Rhododendrons. A gravel driveway offers parking for numerous vehicles and leads to a garage accessed via an up/over door and comprising a concrete flooring, electric strip lighting, shelving space, wall mounted gas meter and wall mounted Worcester Bosch boiler.

OUTSIDE REAR:

The garden is easily maintained and mainly laid to lawn with a pathway leading to the rear of the property. In addition is an established range of planting and trees, all enclosed by fence 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 and also benefits from 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. T

COUNCIL TAX BAND:

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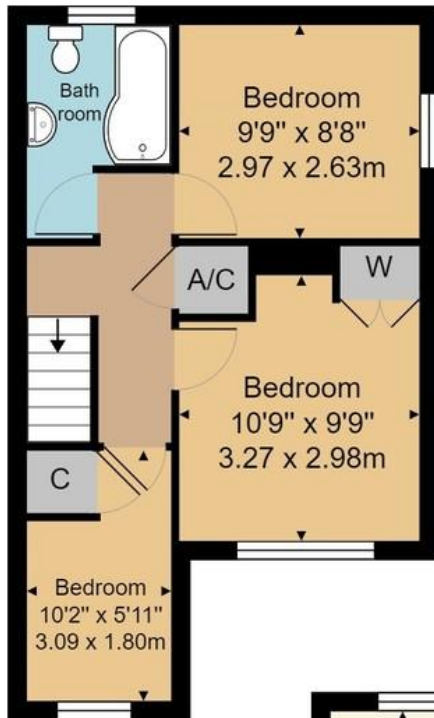
TENURE:

Freehold

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

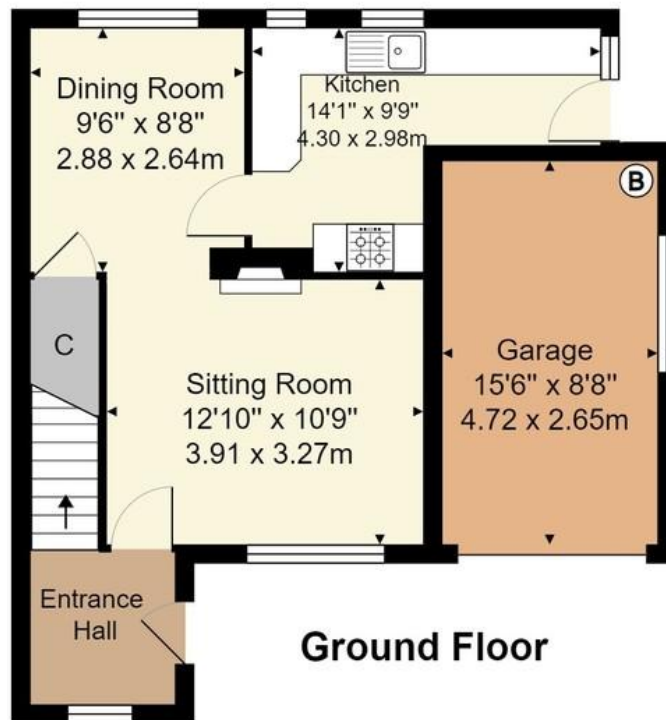
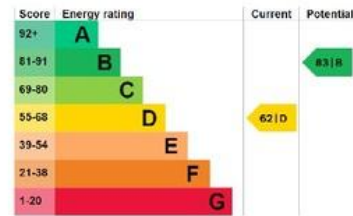




First Floor

House Approx. Gross Internal Area
777 sq. ft / 72.2 sq. m

Approx. Gross Internal Area
(Incl. Garage)
927 sq. ft / 86.1 sq. m



Ground Floor

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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