



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Detached House
- 2 Bedrooms
- 2 Reception Rooms
- Secluded Rear Garden
- Single Garage/Off Road Parking
- Energy Efficiency Rating: D

Millbrook Road, Crowborough

£440,000

woodandpilcher.co.uk



24 Millbrook Road, Crowborough, TN6 2SA

A well presented detached bungalow, set in a super location with the town centre nearby. The accommodation comprises an entrance porch, a spacious sitting room with feature fireplace, a kitchen to rear and a good size and versatile family room/dining room with direct access to the rear garden. In addition are two double bedrooms, both benefiting for fitted wardrobes and a family shower room. Externally to the front is an area of garden and a driveway leading to a single garage. To the rear is a pleasant and secluded garden and patio area.

uPVC double glazed front door opens into:

ENTRANCE PORCH:

Coat hanging area, carpet as fitted and door into:

SITTING ROOM:

A spacious room comprising a feature fireplace with limestone surround, inset electric fire and hearth, two radiators, carpet as fitted, inset lighting and large double glazed window to front.

HALF LANDING

Hatch with access to part boarded loft, airing cupboard with shelving, storage cupboard and glass panelled timber door through into:

FAMILY/DINING ROOM:

A good size vaulted room providing space for sofa seating, carpet as fitted, radiator, tv points and a wall mounted electric heater. Located to the rear and currently used as a dining room is a sun room area with double glazed door opening to a patio area and garden beyond.



KITCHEN:

Range of wall and base units with worktops over with tiled splashbacks, one and a half bowl stainless steel sink with swan neck mixer tap and drainer unit, space for gas cooker with extractor fan over and further spaces for a fridge/freezer and washing machine. Potterton wall mounted boiler, tiled flooring, window to rear and uPVC glass panelled door to rear.

BEDROOM:

Large wardrobe cupboard with various storage areas and double glazed window to front.

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Large floor to ceiling wardrobe cupboard with sliding mirrored doors providing various storage areas, radiator, carpet as fitted and double glazed window to rear overlooking the garden.

FAMILY SHOWER ROOM:

Enclosed fully tiled shower cubicle with Aqualisa thermostatic shower, low level dual flush wc, heated towel, vanity wash hand basin with storage beneath, tiled flooring and obscured double glazed window to side.

OUTSIDE FRONT:

Principally laid to lawn with an array of attractive planting, herringbone block drive providing off road parking and access to a single garage with metal up/over door.

OUTSIDE REAR:

Large patio area with raised ornamental pond with the remainder of the garden being predominantly to lawn with greenhouse and a timber shed. In addition various trees and established planting provide a very secluded and private feel all enclosed by fence boundaries.

SITUATION:

Crowborough is the largest and highest inland town in East Sussex, set within the High Weald Area of Outstanding Natural Beauty and bordering the Ashdown Forest. The town centre gives the impression of being a bustling village, with an excellent choice of supermarkets and numerous small, independent retailers, restaurants and cafes. There is a farmers' market once a month and the luxury of plentiful free parking. The area is well served for both state and private junior and secondary schooling as well as Crowborough Leisure Centre and recreation ground offers a swimming pool, gym, sports hall and a children's playground. The mainline railway station provides trains to London Bridge as well as a good selection of bus routes. Other attractions that Crowborough can offer include nature reserves, plentiful sport and recreation grounds, children's play areas and a thriving arts culture and various annual events.

COUNCIL TAX BAND:

E

TENURE:

Freehold

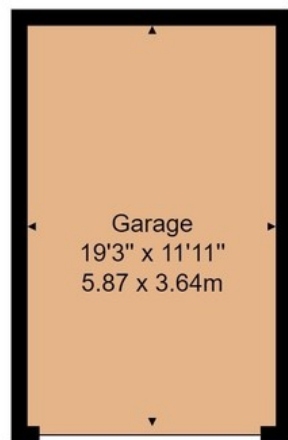
VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666.

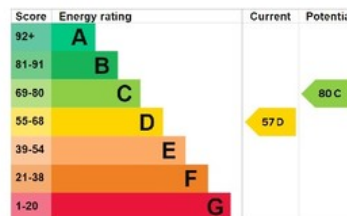




Ground Floor



Lower Ground Floor



Bungalow Approx. Gross Internal Area
1008 sq. ft / 93.7 sq. m

Approx. Gross Internal Area
1238 sq. ft / 115.0 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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