

GLENMORE ROAD
CROWBOROUGH - £825,000



Kintore

Glenmore Road, Crowborough

East Sussex, TN6 1TN

**Entrance Hall - Sitting Room - Dining Room
Conservatory - Kitchen/Breakfast Room - Main
Bedroom With En Suite Shower Room - Two Further
Bedrooms - Family Bathroom Double Garage - Off
Road Parking - Established Wraparound Gardens**

Rarely available to the market and being sold chain free, Kintore is a detached bungalow located in Glenmore Road, a highly desirable address located within The Warren area of Crowborough. The property is set within a good size plot and provides vast potential for further extension and modernisation (subject to the usual planning consents) and could be transformed and updated to create a substantial family home. Currently the accommodation comprises an entrance hall, sitting room, dining room, conservatory, and a kitchen/breakfast room. There are three bedrooms, one benefiting from en suite facilities and a family bathroom serves the remaining bedrooms. Externally is a generous area for off road parking and a double garage. The extensive and private wraparound gardens are well tended and have been thoughtfully planted with an array of colourful plants and the advantage of a pleasant rural outlook.

OPEN PORCH:

Glazed door opens into:





ENTRANCE HALL:

Various storage cupboards housing the boiler, water tank, security alarm and gas meter, original wooden floor boards, radiator, smoke alarm, wall mounted consumer unit and a large loft hatch.

SITTING ROOM:

Fireplace incorporating a wood burning stove with wood mantel and tiled hearth, original wooden floor boards, radiator and recessed spot lighting.

DINING ROOM:

Ample room for dining furniture, original wooden floor boards, radiator and dual aspect with two windows.

CONSERVATORY:

Vaulted conservatory with heated tiled flooring, radiator and French doors opening to the garden.

KITCHEN/BREAKFAST ROOM:

Kitchen Area:

A traditional style kitchen fitted with a range of high and low level units with under unit lighting, granite effect roll top work surfaces and a one and half bowl stainless steel sink with mixer tap. High level fan assisted oven with grill above, 4-ring gas hob, integrated fridge/freezer and space for a dishwasher and washing machine. Wood effect flooring, large extractor fan, recessed spot lighting, part tiled walling and windows with fitted blinds overlooking the courtyard and garden along with a door providing access out to the courtyard.

Breakfast Area:

Tiled flooring, radiator, recessed spot lighting and plenty of room for dining furniture.

MAIN BEDROOM:

Oak engineered flooring, radiator, window overlooking the garden and door into:

EN SUITE SHOWER ROOM:

Large fully tiled walk-in cubicle with Grohe rainfall shower and separate handheld attachment, low level wc, twin sinks with mixer taps set into a wooden vanity unit

with shelving space, heated tiled flooring, radiator, fully tiled walling, extractor fan, recessed spot lighting and obscured window with fitted blind.

BEDROOM:

Double built-in wardrobes with hanging and shelving space, original wooden floor boards, radiator and window overlooking the garden.

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Built-in wardrobe with hanging space, original wooden floor boards, radiator and window overlooking the garden.

FAMILY BATHROOM:

Tiled bath with Mira shower over and glass shower screen, low level wc, pedestal wash hand basin with mixer tap, glass mirror above and shaver point, separate wall mounted mirror, wall mounted chrome heated towel rail, tiled flooring, fully tiled walling, recessed spot lighting and obscured window.

OUTSIDE:

Five bar wooden double gates provide access into a driveway with off road parking for numerous vehicles and access via an up/over door into the double garage divided by a brick wall and comprising an area including shelving, concrete flooring, electric strip lighting, vaulted storage space and a wall mounted electric consumer unit.

This area of garden is predominately laid to lawn with a selection of raised flower bed borders with Sussex stone and brick surrounds, established trees and planting and a brick archway with wrought iron gate leads to a courtyard and the main entrance.

Kintore benefits from beautiful and well established wraparound gardens which are principally laid to lawn with a vast selection of planting, trees and a selection of raised flower bed borders. In addition is a small corner pond and a wooden summerhouse with laminate flooring, electrics and windows with blinds. A further paved courtyard with wrought iron railings and steps lead down to a paved patio with garden shed.



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 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 the Ashdown Forest which is a great place for walking, riding and enjoying spectacular views over the Sussex countryside.

TENURE:

Freehold

COUNCIL TAX BAND:

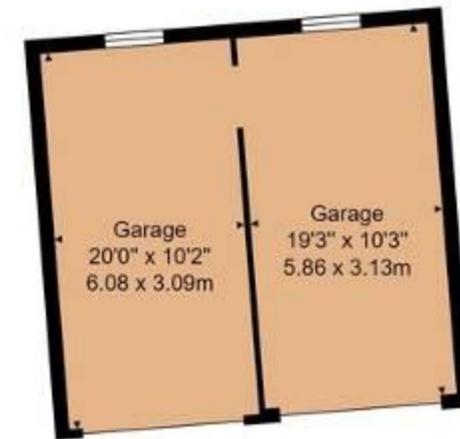
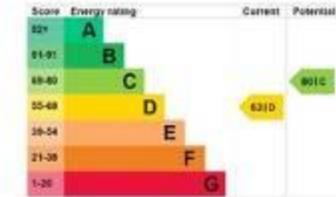
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VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

AGENTS NOTE: Annual fee payable of £150.00 in relation to the maintenance of the private road. We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.





Bungalow Approx. Gross Internal Area 1649 sq. ft / 153.2 sq. m
 Garage Approx. Internal Area 408 sq. ft / 37.9 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.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent

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