

CORNFORD CLOSE  
CROWBOROUGH - £560,000



# 1 Cornford Close

Crowborough, East Sussex, TN6 1EZ

**Entrance Hall - Cloakroom - Sitting Room - Study -  
Kitchen/Dining Room - Utility Room - Integral Garage -  
Four Bedrooms - Family Bathroom - Off Road Parking -  
Established Front & Rear Gardens**

An extremely well presented and maintained detached family home positioned on a corner plot with the benefit of off road parking and a lovely rear garden with seating areas and an extensive array of planting. Internally the accommodation comprises an entrance hall, downstairs cloakroom, dual aspect sitting room and a study both benefiting from direct access out to the rear garden. The kitchen/dining room includes many of the usual appliances and a generous size utility room accesses the integral garage. To the first floor are four bedrooms, three benefiting from fitted wardrobes and a family bathroom with corner bath.

#### **OPEN PORCH:**

Quarry tiled flooring, exterior lighting and obscured door into:

#### **ENTRANCE HALL:**

Wood effect laminate flooring, radiator with cover, under stairs open storage area, smoke alarm and wall mounted heating thermostat.

#### **CLOAKROOM:**

Low level wc, wash hand basin with mosaic tiled splashback and set into a vanity unit with storage, radiator with cover, wood effect laminate flooring and obscured window to side.

#### **SITTING ROOM:**

A bright and airy room with wood effect flooring, two radiators both with covers and enjoying a dual aspect with bay window to front and French doors leading out to the rear patio and garden beyond.

#### **STUDY:**

Radiator with cover, tiled flooring and French doors leading out to the rear patio and garden beyond.

#### **KITCHEN/DINER:**

Range of high and low level units with under unit lighting, granite effect roll top work surface and a circular stainless steel sink with mixer tap. Appliances include a high level double fan assisted oven, 5-ring gas hob with extractor fan above and an integrated low level fridge. In addition is a breakfast bar with beech roll top work surface with space for bar stool seating area and two windows to rear. Tiled flooring continues into the dining area with space for dining furniture, modern wall mounted radiator, recessed spot lighting and window to front.



**UTILITY ROOM:**

Range of high and low level units, stainless steel sink with mixer tap, separate spaces for a large fridge/freezer, washing machine and tumble dryer. Wall mounted Worcester Bosch boiler, area of shelving, wall mounted cupboard housing an electric consumer unit and gas meter. Fully tiled walling, tiled flooring, access to part boarded loft via ladder and doors to rear garden and garage.

**GARAGE:**

Concrete flooring and key fob operated garage door.

**FIRST FLOOR LANDING:**

Wooden balustrade, access to boarded loft via ladder, airing cupboard housing hot water tank with wooden slatted shelving, smoke alarm and carpet as fitted.

**MAIN BEDROOM:**

Triple fitted wardrobe with hanging rail and shelving, carpet as fitted, radiator and window overlooking the rear garden.

**BEDROOM:**

Double fitted wardrobe with hanging rail and shelving, carpet as fitted, radiator and window to front with fitted blind.

**BEDROOM:**

Built-in cupboard with wooden slatted shelving, carpet as fitted, radiator and window to front with fitted blind.

**BEDROOM:**

Eaves storage, access to loft, carpet as fitted, radiator and window to side with fitted blind.

**FAMILY BATHROOM:**

Corner panelled bath with mixer tap, Aqualisa thermostatic shower over with curved glass shower screen, low level wc, sink with mixer tap set into a vanity unit with storage below, glass cabinet and shelving above, wall mounted heated towel rail, recessed spot lighting, tiled flooring, fully tiled walling and obscured window to rear with fitted blind.

**OUTSIDE:**

To the front is the advantage of parking for numerous vehicles and access to the integral garage. The remainder of the garden is principally laid to lawn with a Sussex stone rockery and established array of planting. A pathway leads to a wooden gate with bin store area, brick built outbuilding with electric lighting and currently used as a workshop and storage area.

To the rear adjacent to the property is a limestone paved patio ideal for garden furniture with the remainder of the garden being laid to lawn with an extensive selection of mature planting including an apple tree. Further features include a well stocked pond, a wooden pergola, raised flower bed borders and sleeper style steps lead up to the rear of the garden.



### 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 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.

### TENURE:

Freehold

### COUNCIL TAX BAND:

E

### VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666.

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 obtained. 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

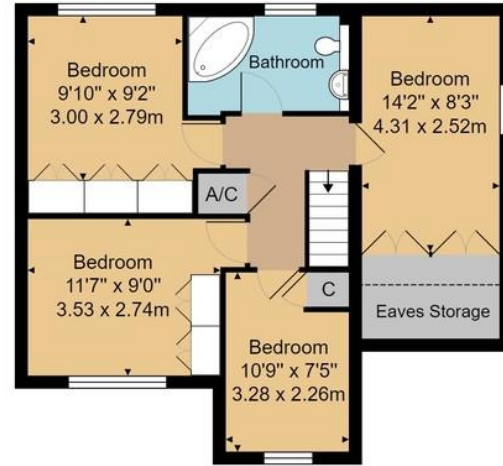


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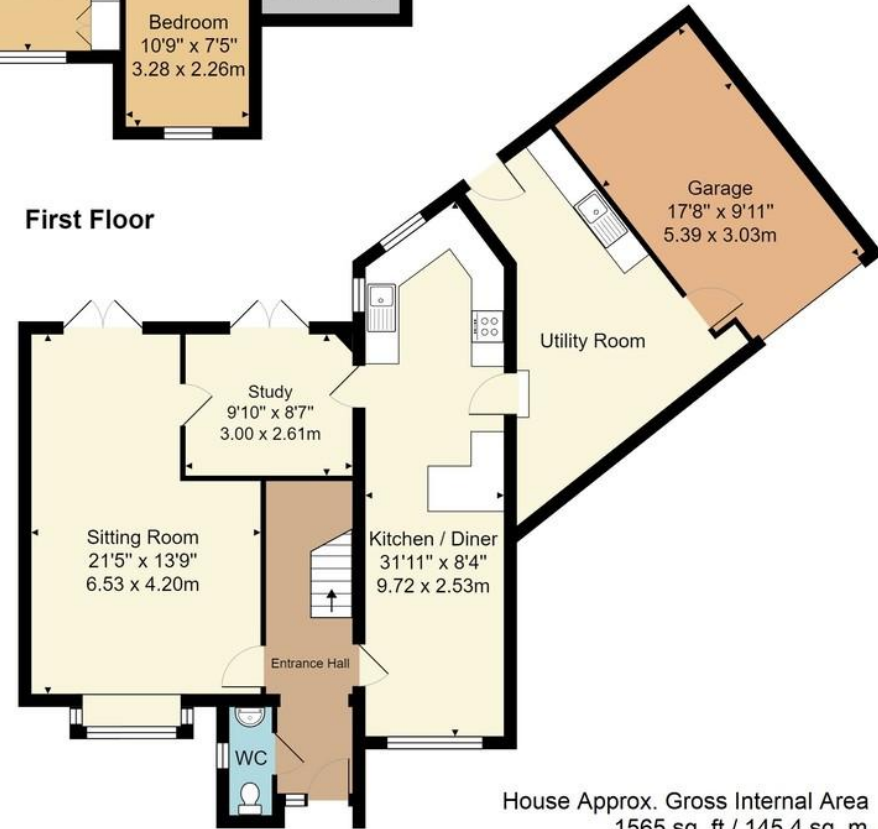
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### First Floor



### Ground Floor

House Approx. Gross Internal Area  
1565 sq. ft / 145.4 sq. m

Approx. Gross Internal Area  
(Incl. Garage)  
1744 sq. ft / 162.0 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.