



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Semi-Detached House
- 3 Bedrooms
- En Suite & Family Bathroom
- Pretty Rear Garden
- Garage & Off Road Parking
- Energy Efficiency Rating: C

Graycoats Drive, Crowborough

£495,000

woodandpilcher.co.uk



10 Graycoats Drive, Crowborough, TN6 2JT

A semi-detached family home set in a super cul-de-sac location being very close to the town centre with the valuable benefit of off road parking, garage and pretty rear garden. The accommodation comprises a welcoming entrance hall, downstairs cloakroom, a bright and airy sitting room and a high gloss kitchen/dining room. To the first floor are three bedrooms, all with fitted wardrobes, en suite shower room and a family bathroom.

ENTRANCE HALL:

Karndean flooring, Honeywell heating thermostat, storage cupboard housing electric consumer unit.

DOWNSTAIRS CLOAKROOM:

Low level wc, corner wash hand basin with mixer tap and tiled splashback, tiled flooring, radiator and obscured window with fitted blind.

SITTING ROOM:

A bright and airy room with Karndean flooring, radiator, dual aspect with windows to front and side both with fitted blinds.

KITCHEN/DINING ROOM:

Kitchen Area:

Modern high gloss range of high and low level units with quartz roll top work surfaces and splashbacks and a stainless steel Butler sink with swan mixer tap. Integrated appliances include a fan assisted oven with 4-ring gas hob and extractor fan above, fridge, freezer, dishwasher and separate spaces for a washing machine and tumble dryer. High level unit housing the wall mounted Worcester Bosch boiler, Karndean flooring and window overlooking the rear garden.

Dining Area:

Plenty of room for large dining furniture, continuation of Karndean flooring, radiator and door opening to rear patio and garden beyond.



FIRST FLOOR LANDING:

Cupboard housing hot water tank with wooden slatted shelving, access to part boarded loft via hatch, carpet as fitted and a radiator.

MAIN BEDROOM:

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

EN SUITE SHOWER ROOM:

Tiled corner shower cubicle, low level wc, pedestal wash hand basin with glass mirror above, Karndean flooring and window to side with fitted blind.

BEDROOM:

Double fitted wardrobe with hanging rail and shelving, carpet as fitted, radiator and a window.

BEDROOM:

Single fitted wardrobe with hanging rail and shelving, carpet as fitted, radiator and window to rear with fitted blind.

FAMILY BATHROOM:

Panelled bath with Aqualisa shower over and separate handheld shower attachment, low level wc, modern sink with mixer tap set into a vanity unit with drawer storage, chrome heated towel rail, Karndean flooring and obscured window with fitted blind.

OUTSIDE:

The property benefits from off road parking and a garage housing the electric/gas meters, an area floating shelving, vaulted ceiling ideal for storage, window to rear and a door accessing the rear garden. In addition is an area of garden principally laid to lawn with an array of mature planting and a selection of flower bed borders.

To the rear is a pretty garden with a paved patio ideal for garden table and chairs with the remainder of the garden being mainly laid to lawn with sleeper style borders, a beautiful oak tree and some mature and established planting.

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:

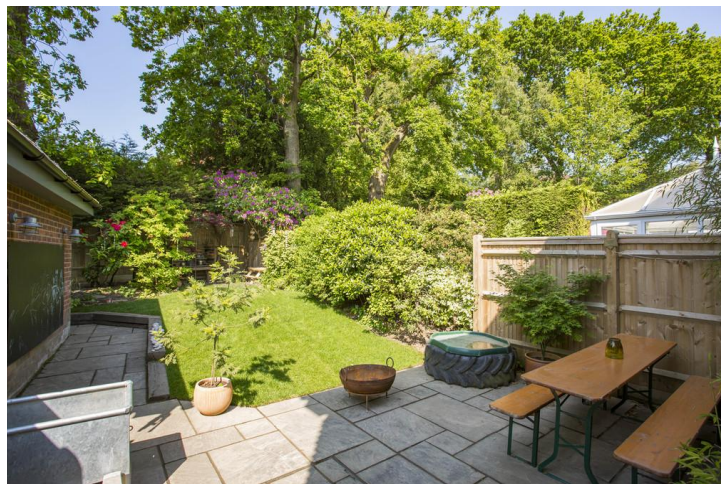
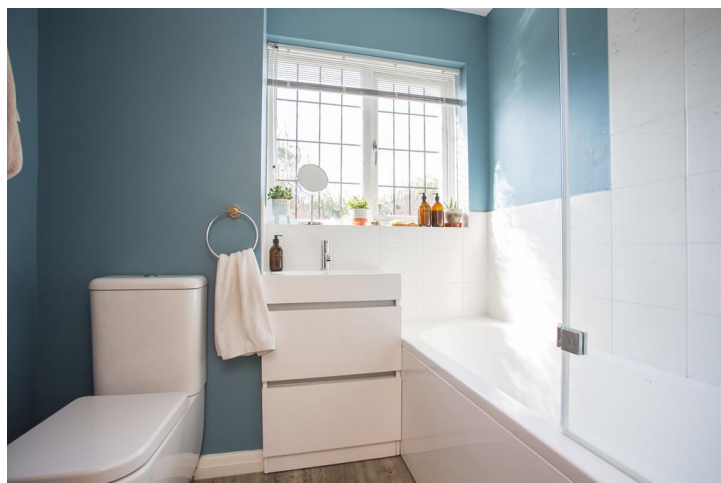
Freehold

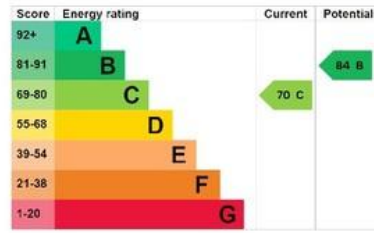
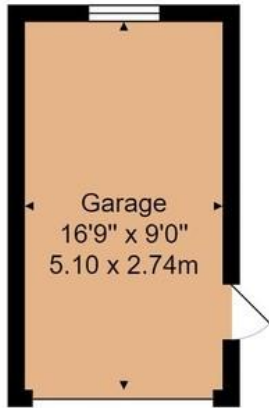
COUNCIL TAX BAND:

E

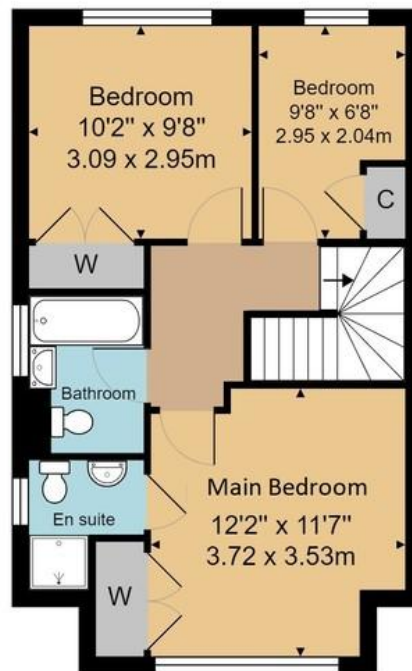
VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666.





Ground Floor



First Floor

House Approx. Gross Internal Area 952 sq. ft / 88.4 sq. m
Garage Approx. Internal Area 151 sq. ft / 14.0 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.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield 01435 862211
Crowborough 01892 665666
Southborough 01892 511311
Tunbridge Wells 01892 511211
Letting & Management 01892 528888
Associate London Office 02070 791568

