



STARFIELD
CROWBOROUGH - £645,000



**WOOD &
PILCHER**
Sales, Lettings, Land & New Homes

4 Starfield

Crowborough, TN6 1US

**Entrance Hall - Downstairs WC - Sitting Room - Dining Room - Kitchen/Diner - Four Bedrooms - En Suite Shower Room - Family Bathroom - Integral Garage
Off Road Parking**

Offered to the market chain free and set in a sought after gated cul-de-sac is this well appointed detached family house. Currently the ground floor accommodation comprises a welcoming entrance hall with access to both a downstairs cloakroom and integral single garage, a study/dining room, sitting room with direct access to the rear garden and a kitchen/diner with side access. To the first floor are four bedrooms, en suite shower room and a family bathroom. Externally to the front is a drive providing off road parking and to the rear is a delightful garden set principally to lawn along with a patio area.

COVERED ENTRANCE PORCH:

Exterior lighting, quarry tiled flooring and obscured glass panelled timber door opens into:

ENTRANCE HALL:

Carpet as fitted, radiator, stairs to first floor, under stairs cupboard, coats hanging area, wall mounted alarm, door to garage and two windows to front.

STUDY/DINING ROOM:

A versatile room with two built-in bookcases, carpet as fitted, radiator and window to front.

DOWNSTAIRS CLOAKROOM:

Low level wc, pedestal wash hand basin, Karndeian flooring, radiator and obscured window to side.

KITCHEN/DINER:

Range of wall and base units with worktops over and tiled splashbacks, one and half bowl stainless steel sink with mixer tap, ceramic hob with extractor fan over and electric oven below and space for fridge/freezer. Utility area with base unit incorporating a stainless steel sink with mixer tap, space for dishwasher and washing machine and a wall unit housing Gloworm gas boiler, Karndeian flooring, wall mounted heating controls, obscured door to side return and window with fitted blind overlooking the rear garden.



SITTING ROOM:

Feature fireplace with inset electric fire, marble hearth, wood mantle and surround, shelving unit, carpet as fitted and sliding patio doors opening to rear patio.

FIRST FLOOR LANDING:

Loft access, carpet as fitted and airing cupboard housing hot water tank and shelving.

MAIN BEDROOM:

Wardrobe cupboards providing shelving and hanging space, radiator, carpet as fitted, window to front with fitted blind and door to:

EN SUITE SHOWER ROOM:

Tiled cubicle with Mira electric shower, low level wc, pedestal wash hand basin, mirrored wall, shaver point, radiator, carpet as fitted, extractor fan, ceiling lights and an obscured window to side with fitted blind.

BEDROOM:

Carpet as fitted, radiator and window to front.

BEDROOM:

Wardrobe cupboard with mirrored sliding doors providing hanging space with storage above, carpet as fitted and window to rear.

BEDROOM:

Radiator, carpet as fitted and window to rear.

FAMILY BATHROOM:

Panelled bath with shower attachment over and tiled surround, low level wc, vanity wash hand basin, shaver point, Karndean flooring, radiator and obscured window to side.

OUTSIDE FRONT:

Brick block Herringbone drive provides off road parking and access to a single garage accessed via up/over door and comprising a shelving area, power and light and eaves storage.

OUTSIDE REAR:

An attractive garden featuring a patio area adjacent to the property with the remainder of the garden being principally laid to lawn with raised areas of mature planting, a timber shed and fence borders to all sides.



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.

TENURE:

Freehold

COUNCIL TAX BAND:

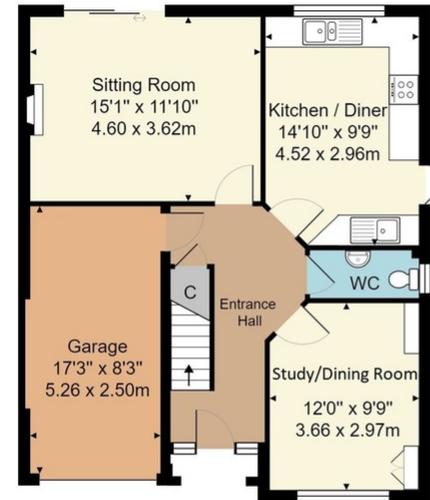
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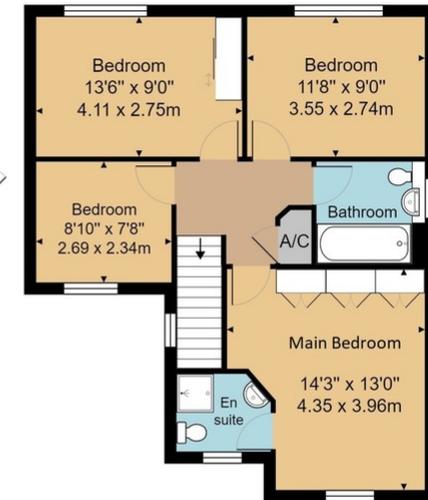
By appointment with Wood & Pilcher Crowborough 01892 665666.

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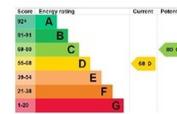


Ground Floor



First Floor

Approx. Gross Internal Area 1377 ft² ... 127.9 m²
(Incl. Garage)



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MAIN BEDROOM:

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Freehold

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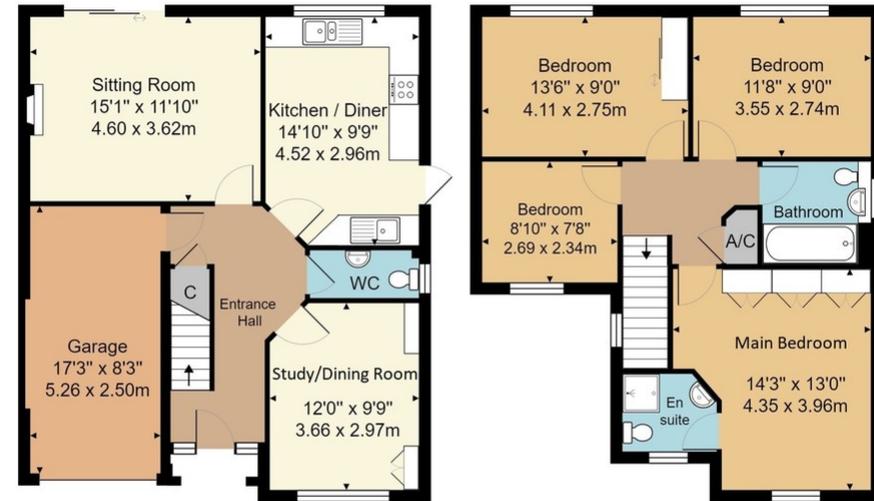


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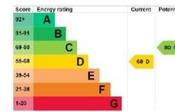
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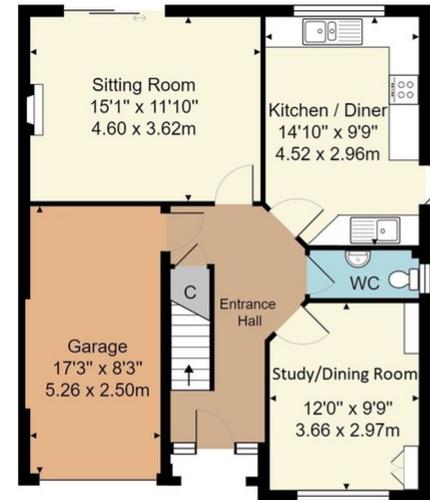
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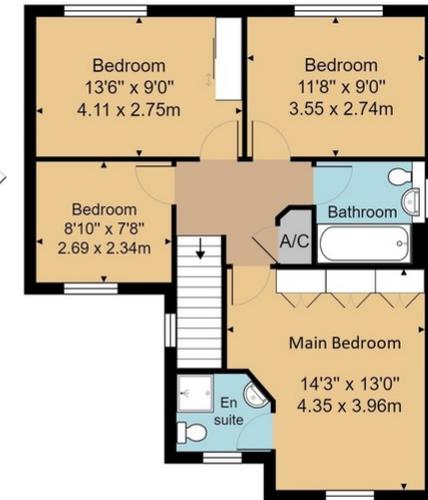
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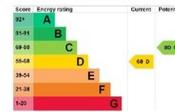


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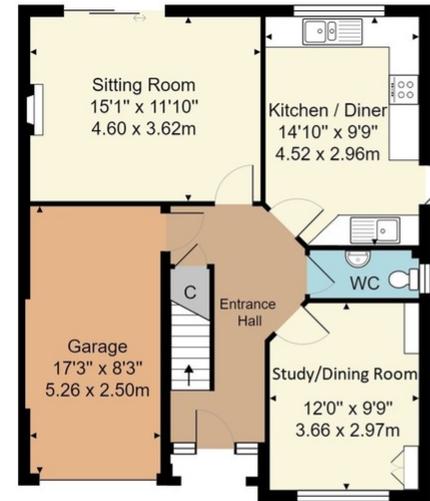
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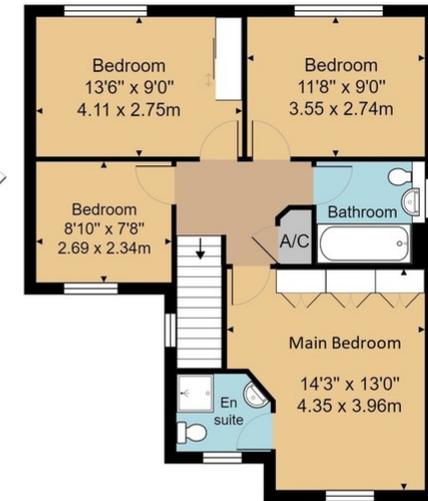
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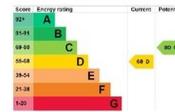


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TENURE:

Freehold

COUNCIL TAX BAND:

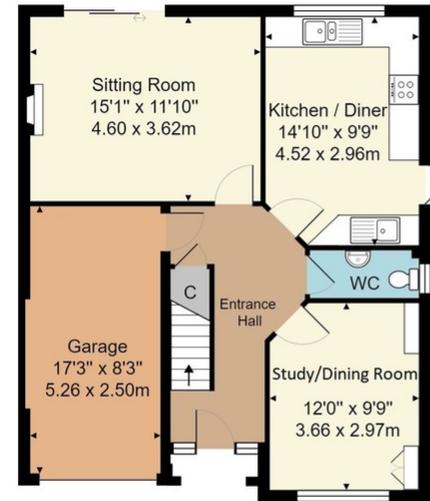
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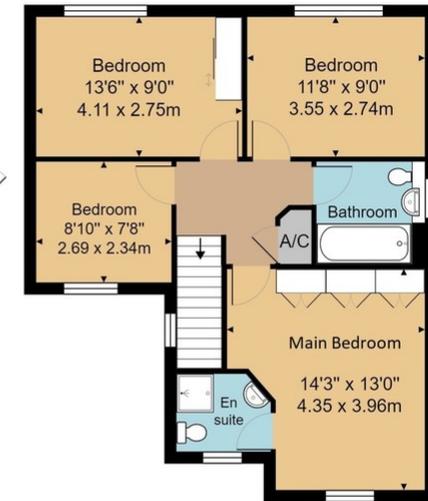
By appointment with Wood & Pilcher Crowborough 01892 665666.

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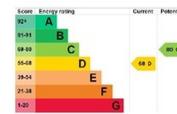


Ground Floor



First Floor

Approx. Gross Internal Area 1377 ft² ... 127.9 m²
(Incl. Garage)



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**Entrance Hall - Downstairs WC - Sitting Room - Dining Room - Kitchen/Diner - Four Bedrooms - En Suite Shower Room - Family Bathroom - Integral Garage
Off Road Parking**

Offered to the market chain free and set in a sought after gated cul-de-sac is this well appointed detached family house. Currently the ground floor accommodation comprises a welcoming entrance hall with access to both a downstairs cloakroom and integral single garage, a study/dining room, sitting room with direct access to the rear garden and a kitchen/diner with side access. To the first floor are four bedrooms, en suite shower room and a family bathroom. Externally to the front is a drive providing off road parking and to the rear is a delightful garden set principally to lawn along with a patio area.

COVERED ENTRANCE PORCH:

Exterior lighting, quarry tiled flooring and obscured glass panelled timber door opens into:

ENTRANCE HALL:

Carpet as fitted, radiator, stairs to first floor, under stairs cupboard, coats hanging area, wall mounted alarm, door to garage and two windows to front.

STUDY/DINING ROOM:

A versatile room with two built-in bookcases, carpet as fitted, radiator and window to front.

DOWNSTAIRS CLOAKROOM:

Low level wc, pedestal wash hand basin, Karndean flooring, radiator and obscured window to side.

KITCHEN/DINER:

Range of wall and base units with worktops over and tiled splashbacks, one and half bowl stainless steel sink with mixer tap, ceramic hob with extractor fan over and electric oven below and space for fridge/freezer. Utility area with base unit incorporating a stainless steel sink with mixer tap, space for dishwasher and washing machine and a wall unit housing Gloworm gas boiler, Karndean flooring, wall mounted heating controls, obscured door to side return and window with fitted blind overlooking the rear garden.



SITTING ROOM:

Feature fireplace with inset electric fire, marble hearth, wood mantle and surround, shelving unit, carpet as fitted and sliding patio doors opening to rear patio.

FIRST FLOOR LANDING:

Loft access, carpet as fitted and airing cupboard housing hot water tank and shelving.

MAIN BEDROOM:

Wardrobe cupboards providing shelving and hanging space, radiator, carpet as fitted, window to front with fitted blind and door to:

EN SUITE SHOWER ROOM:

Tiled cubicle with Mira electric shower, low level wc, pedestal wash hand basin, mirrored wall, shaver point, radiator, carpet as fitted, extractor fan, ceiling lights and an obscured window to side with fitted blind.

BEDROOM:

Carpet as fitted, radiator and window to front.

BEDROOM:

Wardrobe cupboard with mirrored sliding doors providing hanging space with storage above, carpet as fitted and window to rear.

BEDROOM:

Radiator, carpet as fitted and window to rear.

FAMILY BATHROOM:

Panelled bath with shower attachment over and tiled surround, low level wc, vanity wash hand basin, shaver point, Karndean flooring, radiator and obscured window to side.

OUTSIDE FRONT:

Brick block Herringbone drive provides off road parking and access to a single garage accessed via up/over door and comprising a shelving area, power and light and eaves storage.

OUTSIDE REAR:

An attractive garden featuring a patio area adjacent to the property with the remainder of the garden being principally laid to lawn with raised areas of mature planting, a timber shed and fence borders to all sides.



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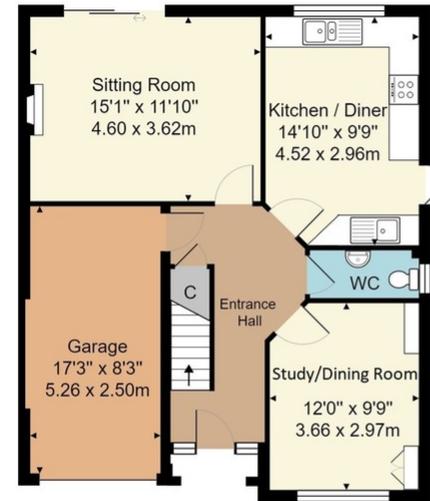
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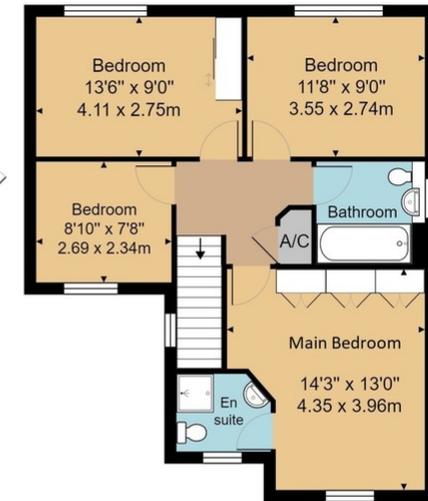
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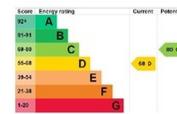


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