



**WOOD &
PILCHER**

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- Detached Bungalow
- 2 Bedrooms
- 2 Reception Rooms
- En Suite & Bathroom
- Off Road Parking & Garage
- Energy Efficiency Rating: C

High Cross Fields, Crowborough

£495,000

woodandpilcher.co.uk



3 High Cross Fields, Crowborough, TN6 2SN

Offered to the market chain free and set in a super location with the town centre moments away is this immaculately presented and much loved detached bungalow. The accommodation comprises a welcoming entrance hall, kitchen with access to side porch and garage, a spacious sitting room that opens to a dining room with direct access out to the patio and rear garden. The main bedroom is located to the rear of the bungalow and benefits from an en suite shower room and a further bedroom is served by a family bathroom. Externally to the front is an area of garden and a driveway providing off road parking, to the rear is a beautifully maintained private, sunny garden with a generous patio and summerhouse.

Double glazed door opens into:

ENTRANCE HALL:

Airing cupboard housing hot water tank with wooden slatted shelving, electric consumer unit and gas meter. Two further storage cupboards, wood effect laminate flooring, radiator, smoke alarm and a large loft hatch.

SITTING ROOM:

A bright and airy room with fitted carpet, radiator, window to side and a large square opening leads into:

DINING ROOM:

Wood effect laminate flooring, two radiators, windows to all sides with fitted blinds and French doors lead directly out to a patio and garden beyond.

KITCHEN:

Fitted with a range of shaker style high and low level units with under unit lighting, black and grey granite effect roll top work surfaces and a one and half bowl stainless steel sink with mixer tap. High level fan assisted double oven, 4-



ring gas hob with extractor fan above and separate spaces for a dishwasher, washing machine and fridge/freezer. Pull-out larder cupboard, tile effect flooring, electric strip lighting, radiator, dual aspect with two windows to front and window to side all with fitted blinds and door to side porch.

PORCH:

Door to side access and garage and in turn the rear garden.

MAIN BEDROOM:

Double fitted wardrobe with hanging rail and cupboard above, fitted carpet, radiator, window to rear overlooking garden and door into:

EN SUITE SHOWER ROOM:

Large fully tiled cubicle with Aqualisa shower, low level wc, sink with mixer tap set into a vanity unit with shelving below and mirror fronted unit above, further storage cupboard, tile effect flooring, radiator, extractor fan and obscured window to side.

BEDROOM:

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

FAMILY BATHROOM:

Panelled bath with handheld Aqualisa shower attachment, low level wc, sink with mixer tap set into a vanity unit with plenty of shelving and drawer storage, wall mounted chrome heated towel rail, non slip flooring, part tiled walling and obscured window to front.

OUTSIDE FRONT:

Principally laid to lawn with brick flower bed borders and steps lead to the main entrance. Brick paved driveway offers off road parking for a vehicle which leads to a garage accessed via a electric roller door. Gate to rear garden.

OUTSIDE REAR:

The sunny rear garden provides a good deal of privacy and a lovely resin patio with wooden summerhouse. A wooden pergola leads to the remainder of the garden which is mainly laid to lawn with flower bed borders and a selection of mature 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.

COUNCIL TAX BAND:

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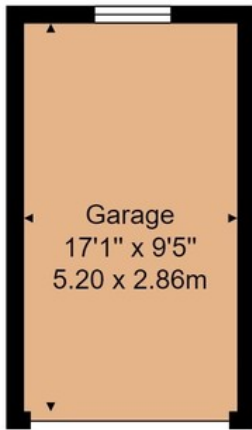
VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666.

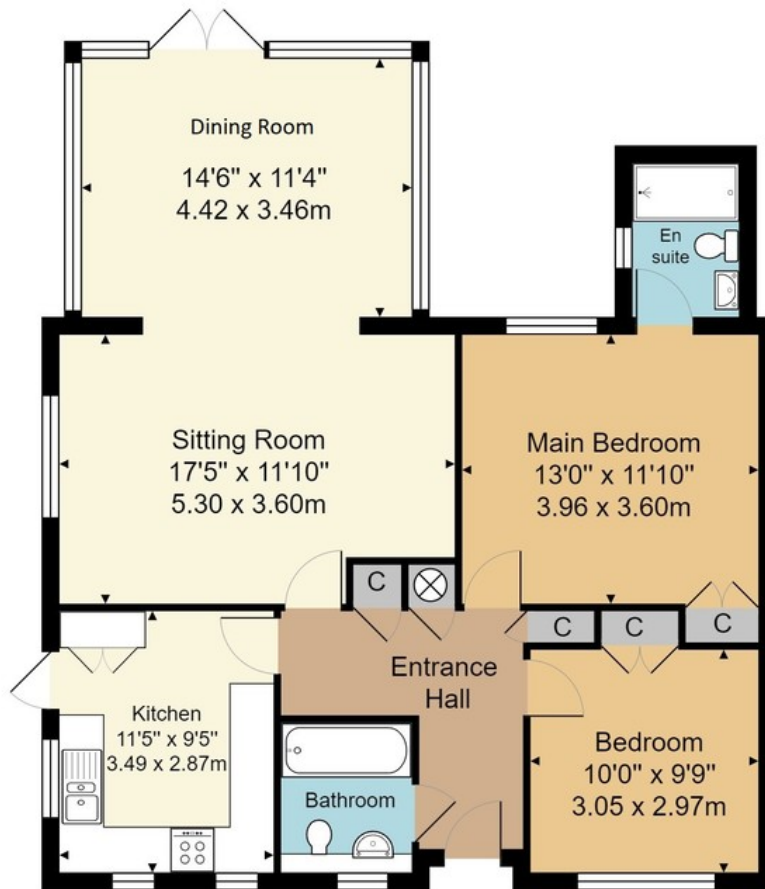


Bungalow Approx. Gross Internal Area
932 sq. ft. / 86.6 sq. m

Garage Approx. Internal Area
160 sq. ft / 14.9 sq. m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-30	F		
1-20	G		



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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