



WARREN ROAD
CROWBOROUGH - £1,050,000



Brickhouse

Warren Road,

Crowborough, TN6 1TU

**Entrance Hall - Cloakroom - Sitting Room - Dining Room
Study - Kitchen/Breakfast Room - Conservatory - Utility
Room - Five Bedrooms - Two En Suites - Family Bathroom
Off Road Parking - Front & Rear Gardens**

Set in an enviable location within the Warren area of Crowborough is this detached family house offering annexe potential (subject to the usual consents) and providing vast potential to be transformed and updated. The accommodation currently comprises an entrance hall with downstairs cloakroom, a large dual aspect sitting room with doors directly out to the garden, a good size dining room and a study. Located to the rear of the property is a kitchen/breakfast room that leads into a conservatory and access a utility room. In addition, accessed from the utility room is a downstairs bedroom with direct access to the garden and an en suite shower room. To the first floor is the main bedroom with a dressing room and en suite bathroom, three further double bedrooms and a family bathroom. Externally to the front is a good size area of garden and a driveway with off road parking and to the rear is a beautiful garden and patio offering a good degree of seclusion.

PORCH:

Brick paving and door opens into:

ENTRANCE HALL:

Coats storage cupboard, under stairs open storage area, carpet as fitted, radiator and smoke alarm.

CLOAKROOM:

Low level wc, corner wash hand basin set into vanity unit with traditional style taps and tiled splashback, carpet as fitted, floating shelf and obscured window to front.





SITTING ROOM:

A lovely bright room enjoying a dual aspect and comprising a large wood burning stove with exposed brick chimney breast and hearth, carpet as fitted, two radiators, window to front and sliding door with direct access out to a paved patio and rear garden beyond.

KITCHEN/BREAKFAST ROOM:

Range of high and low level units with grey granite effect roll top work surfaces incorporating a one and a half bowl Butler sink with swan mixer tap, fan assisted oven with 4-ring gas hob with extractor fan above, separate spaces for a dishwasher and fridge/freezer, laminate flooring, radiator and window to rear.

The breakfast area includes a range of fitted cupboards with granite effect roll top work surface, room for breakfast table, laminate flooring and French doors to the Conservatory.

DINING ROOM:

Of a good size with plenty of room for dining furniture, carpet as fitted, radiator and window to front.

STUDY:

Carpet as fitted, radiator, two wooden French doors to sitting room and window to rear.

CONSERVATORY:

Tiled flooring and French door open to a patio and garden beyond.

UTILITY ROOM:

Range of low level units with space for a washing machine and dryer, roll top work surface, stainless steel sink with taps, wall mounted Baxi boiler, vinyl flooring and window to front.

DOWNSTAIRS BEDROOM:

Carpet as fitted, three radiators, cupboard housing consumer unit, two windows to front with fitted blinds, French doors with fitted blinds to rear and door into:

EN SUITE SHOWER ROOM:

Large fully tiled corner shower cubicle, low level wc and sink set into a vanity unit drawer storage, black granite effect roll top work surface, inset large glass mirror, vinyl flooring, radiator and a velux window.

FIRST FLOOR LANDING:

Access to part boarded loft, airing cupboard housing hot water tank with slatted shelving, radiator, smoke alarm and carpet as fitted.

MAIN BEDROOM:

A generous room with an abundance of fitted wardrobes providing hanging and shelving space, carpet as fitted, radiator, window to front with fitted blind and archway into:

DRESSING ROOM:

Glass fronted fitted wardrobes providing hanging and shelving space, carpet as fitted, recessed spot lighting, window to rear with fitted blind and door into:

EN SUITE BATHROOM:

Fully tiled corner shower cubicle with Aqualisa shower, panelled bath with mixer tap and handheld shower attachment, sink and low level wc set into a vanity unit with storage space and roll top work surface, large fitted mirror, fully tiled walling, tiled flooring, shaver point, wall mounted heated towel rail and recessed spot lighting. Fully tiled corner shower cubicle, sink set into vanity unit with shelving and fitted mirror above, fully tiled walling and laminate flooring.

BEDROOM:

Carpet as fitted, radiator and window to front.

BEDROOM:

Carpet as fitted, radiator and window to rear with fitted blind.

BEDROOM:

Three triple fitted wardrobes providing hanging and shelving space, wood effect laminate flooring, radiator and window to front with fitted blind.

FAMILY BATHROOM:

Panelled bath with traditional style mixer tap and handheld shower attachment, sink and low level wc set into a vanity unit with shelving, wall mounted chrome heated towel rail, large fitted mirror, tiled flooring, fully tiled walling, recessed spot lighting and with obscured window to rear.



OUTSIDE FRONT:

A five bar wooden gate opens with access to a long-gravelled driveway providing ample off road parking with the remainder of the mature garden being principally laid to lawn. In abundance is an array of planting to include rhododendrons and azaleas all enclosed by fence and hedge boundaries.

OUTSIDE REAR:

A particular feature of this property are the beautiful gardens comprising a generous paved patio ideal for outside entertaining. In addition is a large expanse of lawn along with a selection of colourful plants and trees to include rhododendrons, wild orchids, and Beech Scotch Pines.

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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VIEWINGS:

By appointment with Wood & Pilcher Crowborough 01892 665666





Ground Floor

First Floor



Approx. Gross Internal Area 2681 ft² ... 249.1 m²

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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