



- Semi-Detached House
- Chain Free
- 3 Bedrooms
- Private Rear Garden
- Off Road Parking & Garage
- Energy Efficiency Rating: D

Fermor Way, Crowborough

£395,000



103 Fermor Way, Crowborough, TN6 3BH

A chain free bright and airy semi-detached family home set in quiet cul-de-sac in a favourable location. The accommodation comprises an entrance porch, welcoming entrance hall, spacious sitting/dining room with direct access out to the rear garden and a kitchen with side access. To the first floor are three bedrooms and a family bathroom and externally is valuable off road parking plus a garage. To the front is an area of garden and to the rear is a private garden and patio.

Door into:

ENCLOSED PORCH:

Tiled flooring, recessed spot lights and door leading into:

ENTRANCE HALL:

Under stairs cupboard housing electric consumer unit and wall mounted gas meter, further cupboard, wood effect laminate flooring and wall mounted heating thermostat.

CLOAKROOM:

Low level wc, corner wash hand basin with tiled splashback and glass mirror above, recessed spot lights, wood effect laminate flooring and obscure window to porch.

SITTING/DINING ROOM:

Sitting Area:

Wood effect flooring, radiator and window to front.

Dining Area:

Plenty of room for dining furniture, wood effect laminate flooring, radiator, French doors opening out to a patio and archway into:



KITCHEN:

Range of high and low level units with wood effect roll top work surfaces and tiled splashback. Fan assisted oven with grill, 4-ring electric hob with extractor fan above, tall fridge/freezer, washing machine and tumble dryer. Wall mounted Worcester Bosch combi boiler, tiled flooring, window overlooking rear garden and door providing side access to driveway and garage.

FIRST FLOOR LANDING:

Loft hatch, carpet as fitted and window to side.

BEDROOM:

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

BEDROOM:

Carpet as fitted, radiator and window to rear.

BEDROOM:

Carpet as fitted, radiator and window to rear garden.

FAMILY BATHROOM:

Panelled corner bath with traditional taps and handheld shower attachment, low level wc, pedestal wash hand basin with traditional style taps, open cupboard with wooden slatted shelving, part tiled walling, shaver point and tiled flooring.

OUTSIDE FRONT:

Concrete driveway providing off road parking for numerous vehicles with the remainder of the garden principally laid to lawn with some flower bed borders and established planting. Up/over door access the garage with concrete flooring an open storage area. To the side of the property is a wooden gate providing access to a large sandstone patio and in turn the rear garden.

OUTSIDE REAR:

Paved patio area with space for garden table and chairs and steps that lead to an expanse of lawn enclosed by fence boundaries.

SITUATION:

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TENURE:

Freehold

COUNCIL TAX BAND:

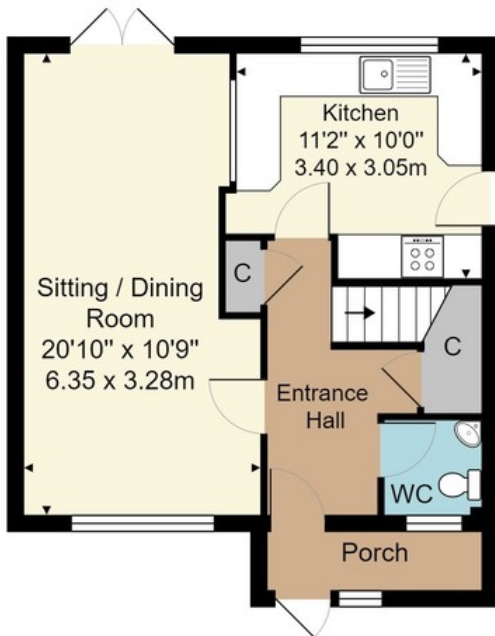
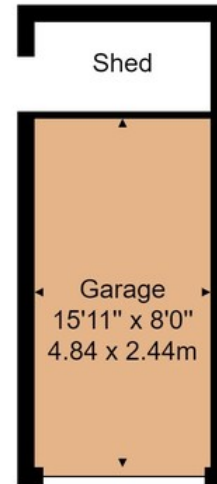
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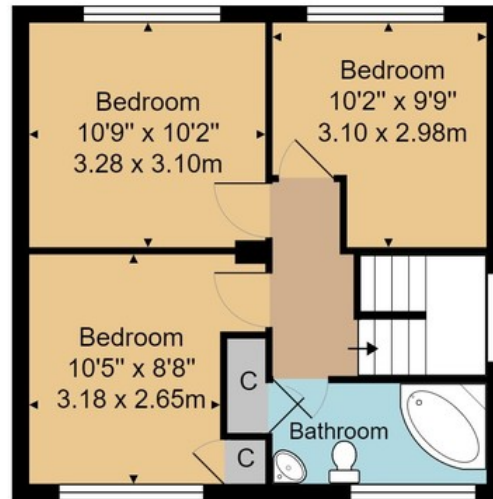
By appointment with Wood & Pilcher Crowborough 01892 665666.



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Ground Floor



First Floor

House Approx. Gross Internal Area 909 sq. ft / 84.4 sq. m
Garage Approx. Internal Area 127 sq. ft / 11.8 sq. m

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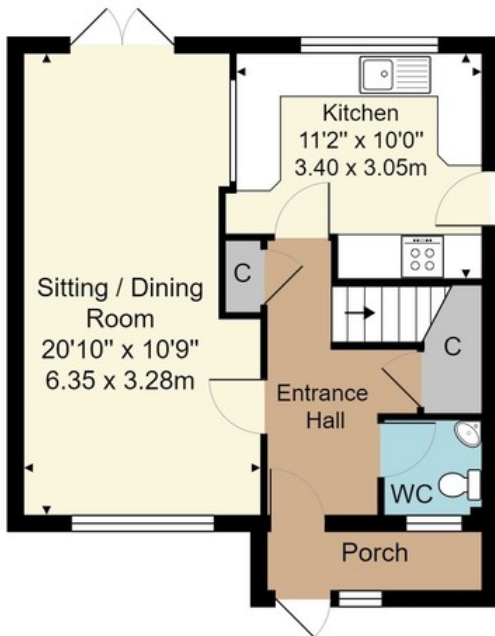
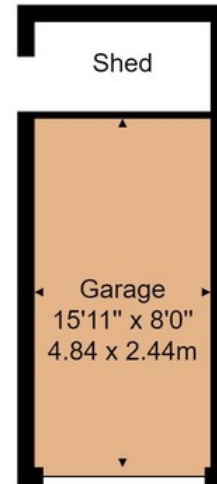
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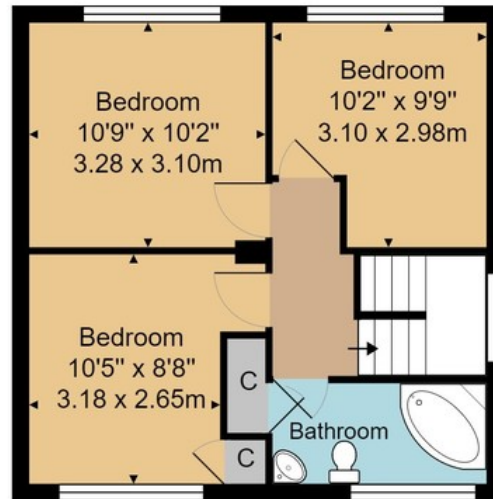
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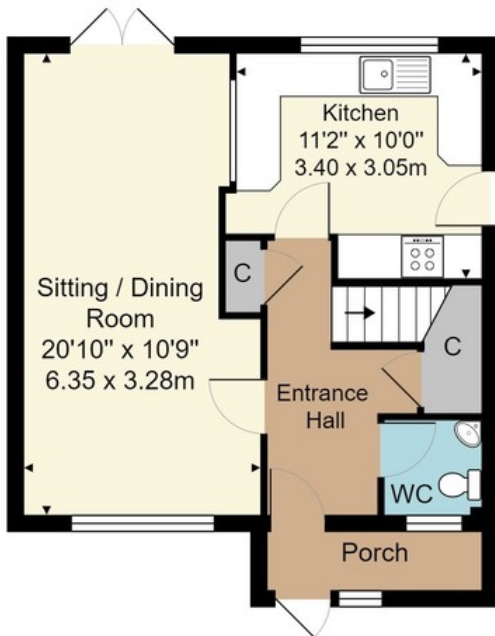
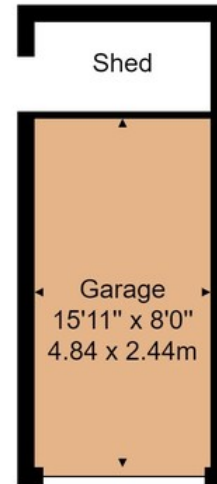
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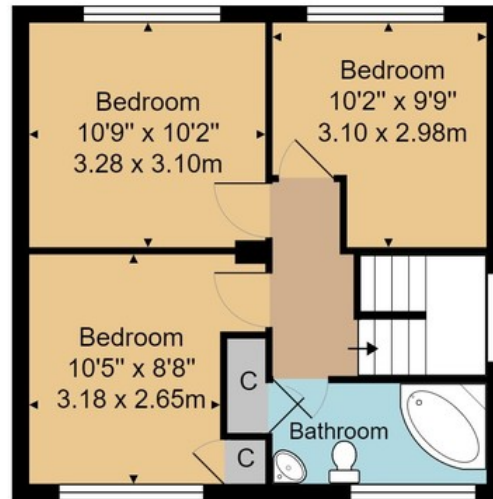
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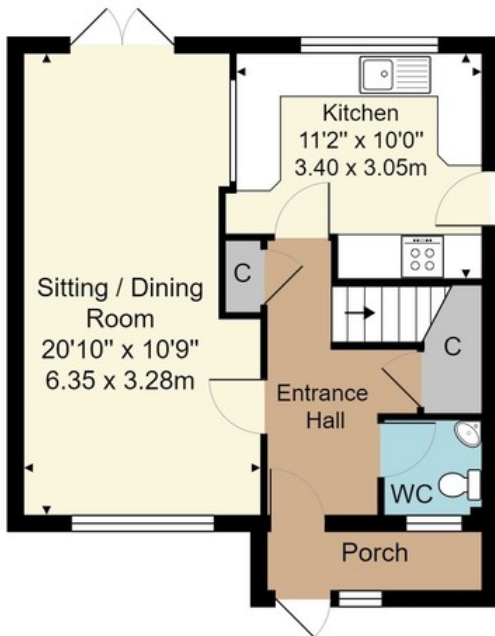
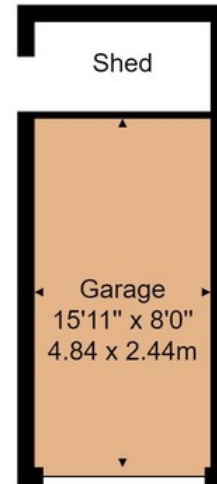
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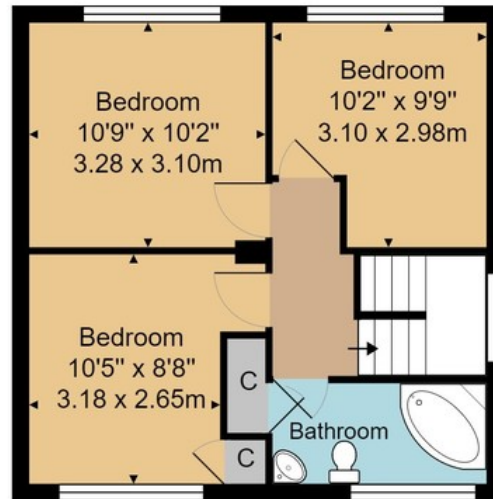
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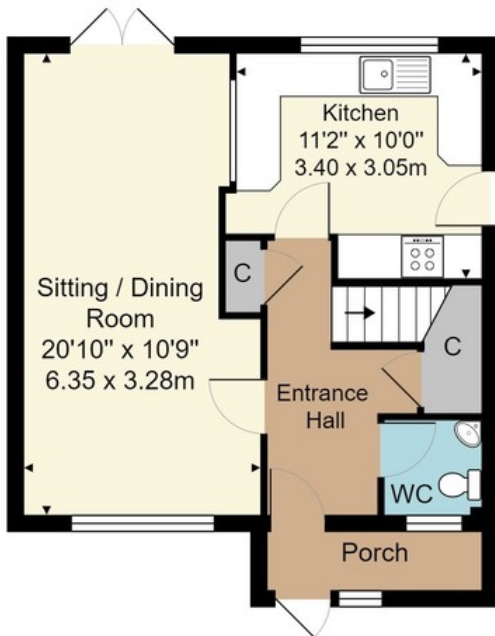
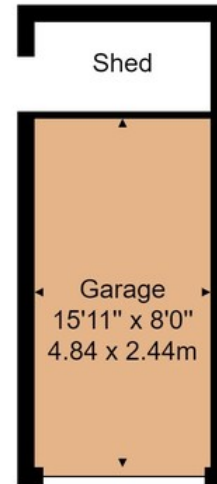
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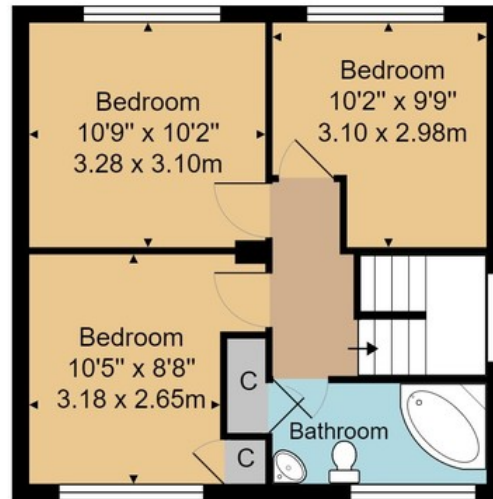
By appointment with Wood & Pilcher Crowborough 01892 665666.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

House Approx. Gross Internal Area 909 sq. ft / 84.4 sq. m
 Garage Approx. Internal Area 127 sq. ft / 11.8 sq. m

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





- Semi-Detached House
- Chain Free
- 3 Bedrooms
- Private Rear Garden
- Off Road Parking & Garage
- Energy Efficiency Rating: D

Fermor Way, Crowborough

£395,000



103 Fermor Way, Crowborough, TN6 3BH

A chain free bright and airy semi-detached family home set in quiet cul-de-sac in a favourable location. The accommodation comprises an entrance porch, welcoming entrance hall, spacious sitting/dining room with direct access out to the rear garden and a kitchen with side access. To the first floor are three bedrooms and a family bathroom and externally is valuable off road parking plus a garage. To the front is an area of garden and to the rear is a private garden and patio.

Door into:

ENCLOSED PORCH:

Tiled flooring, recessed spot lights and door leading into:

ENTRANCE HALL:

Under stairs cupboard housing electric consumer unit and wall mounted gas meter, further cupboard, wood effect laminate flooring and wall mounted heating thermostat.

CLOAKROOM:

Low level wc, corner wash hand basin with tiled splashback and glass mirror above, recessed spot lights, wood effect laminate flooring and obscure window to porch.

SITTING/DINING ROOM:

Sitting Area:

Wood effect flooring, radiator and window to front.

Dining Area:

Plenty of room for dining furniture, wood effect laminate flooring, radiator, French doors opening out to a patio and archway into:



KITCHEN:

Range of high and low level units with wood effect roll top work surfaces and tiled splashback. Fan assisted oven with grill, 4-ring electric hob with extractor fan above, tall fridge/freezer, washing machine and tumble dryer. Wall mounted Worcester Bosch combi boiler, tiled flooring, window overlooking rear garden and door providing side access to driveway and garage.

FIRST FLOOR LANDING:

Loft hatch, carpet as fitted and window to side.

BEDROOM:

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

BEDROOM:

Carpet as fitted, radiator and window to rear.

BEDROOM:

Carpet as fitted, radiator and window to rear garden.

FAMILY BATHROOM:

Panelled corner bath with traditional taps and handheld shower attachment, low level wc, pedestal wash hand basin with traditional style taps, open cupboard with wooden slatted shelving, part tiled walling, shaver point and tiled flooring.

OUTSIDE FRONT:

Concrete driveway providing off road parking for numerous vehicles with the remainder of the garden principally laid to lawn with some flower bed borders and established planting. Up/over door access the garage with concrete flooring an open storage area. To the side of the property is a wooden gate providing access to a large sandstone patio and in turn the rear garden.

OUTSIDE REAR:

Paved patio area with space for garden table and chairs and steps that lead to an expanse of lawn enclosed by fence boundaries.

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:

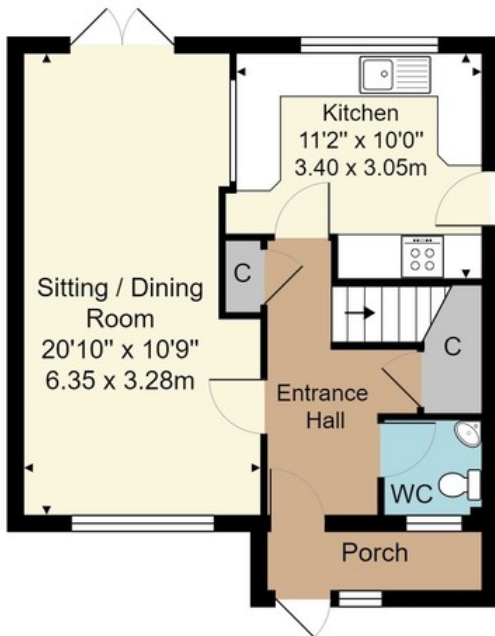
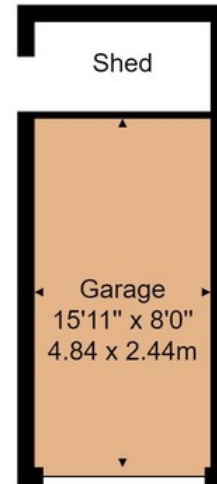
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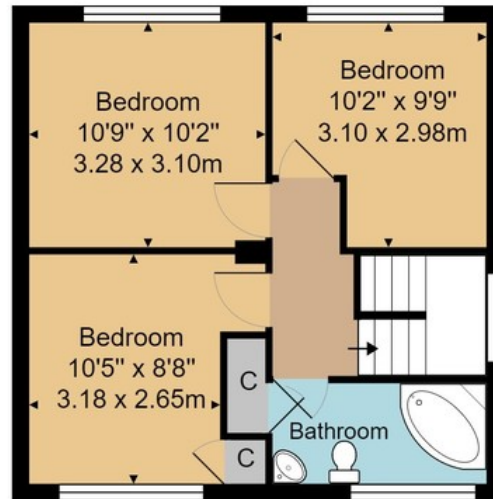
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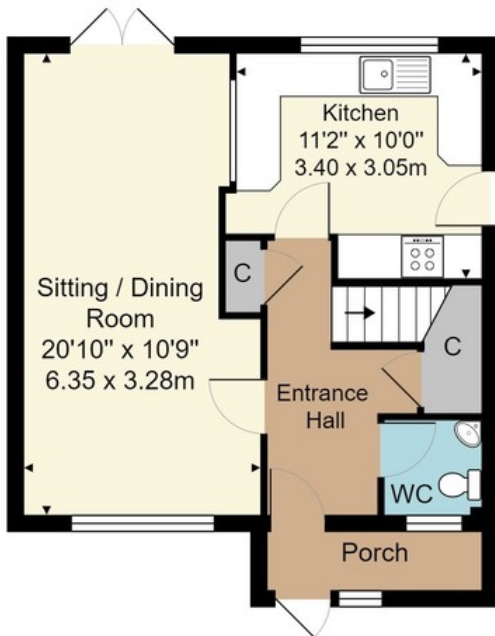
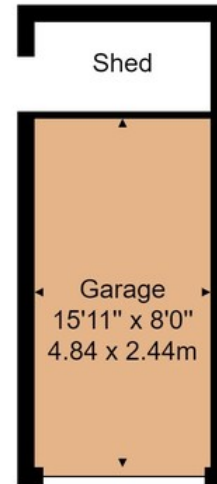
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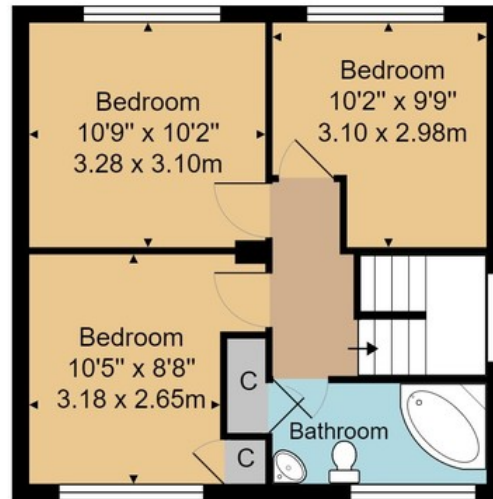
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