



SCHOOL LANE
CROWBOROUGH - £625,000



Northdene

School Lane,
Crowborough, TN6 1PB

**Large Entrance Hall - Sitting Room - Dining Room - Kitchen
Utility Room - WC - Main Bedroom - Shower Room
Three Further Bedrooms - Family Bathroom - Attic Room
Off Road Parking - Attractive Rear Garden - Workshop**

An Edwardian beautifully presented and maintained family house offering versatile accommodation. Upon entering the property you are greeted by a large entrance hall, a sitting room benefiting from a limestone fireplace with wood burning stove and a lovely bay window to front. A spacious dining room with plenty of room for dining furniture, direct access to the rear garden and an archway leading into the kitchen and utility room. To the first floor are four bedrooms with the main bedroom enjoying a separate shower room along with a family bathroom serving the remaining bedrooms. To the second floor is a large attic room currently used as a study. The property is set in a quiet location and within good proximity to well respected schools and should be viewed without delay.

Composite door provides access into:

ENTRANCE HALL:

Of a generous size with wood effect flooring, radiator, smoke alarm, under stairs cupboard with wall mounted electric consumer unit and gas/electric smart meters.

SITTING ROOM:

Featuring a wood burning stove with limestone mantle and black granite hearth, carpet as fitted, two radiators, area of shelving and enjoying a dual aspect with double glazed bay sash windows to front with fitted blinds and further window to side.

DINING ROOM:

Carpet as fitted, radiator and double glazed sliding door with direct access out to a patio and garden beyond.

KITCHEN:

A traditional style range of high and low level cupboards with under unit lighting and green granite effect roll top work surfaces. Integrated appliances include a high level fan assisted oven with grill, Smeg gas hob with extractor fan above, fridge and a dishwasher. Sink with swan mixer tap and tiled splashbacks, small breakfast bar with seating area, tiled flooring, recessed spot lights, double glazed window to rear with fitted blinds and a door leading out to a patio.



UTILITY ROOM:

Range of high and low level units, one and a half bowl stainless steel sink, space for a washing machine, dryer and tall fridge/freezer, cupboard housing Worcester Bosch boiler, tiled flooring, electric strip lighting and door to side access.

WC:

Low level wc, small wash hand basin with tiled splashback, extractor fan, tiled flooring and obscured window to side.

FIRST FLOOR LANDING:

Carpet as fitted and smoke alarm.

BEDROOM:

Range of fitted wardrobes with hanging and shelving storage along with a separate cabinet, fitted mirror with overhead lighting, carpet as fitted, radiator and double glazed bay sash windows to front with fitted blinds.

GUEST BEDROOM SUITE:

Accessed via a separate landing the bedroom features an extensive range of fitted wardrobes with hanging rail storage and cupboards above, carpet as fitted, radiator, hatch to boarded loft with light and window to rear.

SHOWER ROOM:

Accessed via the separate landing the shower room comprises a tiled enclosure with Aqua Stream shower, low level wc, pedestal wash hand basin, shaver point with light, tiled flooring, radiator, extractor fan and obscured window to side with fitted blind.

BEDROOM:

Large airing cupboard with slatted shelving and drawer storage, fitted wardrobe with hanging and shelving storage with further cupboard above, carpet as fitted, radiator and double glazed window overlooking the rear garden.

BEDROOM:

Two fitted wardrobes with hanging and shelving storage and cupboards above, carpet as fitted, radiator and double glazed sash window to front with fitted blinds.

FAMILY BATHROOM:

Tiled corner enclosure with Aqua Stream shower, traditional style bath with mixer tap and handheld shower attachment, low level wc, pedestal wash hand basin, traditional style radiator, tiled flooring, recessed spot lighting, extractor fan and obscured double glazed window to side with fitted blind.

SECOND FLOOR ATTIC ROOM:

Currently being used as a study and comprising a cupboard with shelving, carpet as fitted, radiator and double glazed window to front with fitted blind.

ATTIC AREA:

Fully boarded with electric strip lighting and electrics.



OUTSIDE FRONT:

Brick paved driveway with off road parking for numerous vehicles, raised flower bed borders with mature planting and wooden gate providing side access with outside tap and a paved pathway leading to the rear garden.

OUTSIDE REAR:

A southerly facing pretty rear garden principally laid to lawn with brick surround flower bed borders and a selection of established planting. A brick paved patio with space for garden furniture and a wooden pergola. In addition is a useful Store Room/Workshop with concrete flooring, electric strip lighting, window to rear and doors to front and rear.

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:

E

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

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Limited Use Area(s) = 45 sq ft / 4.2 sq m
Outbuilding = 171 sq ft / 15.9 sq m
Total = 1878 sq ft / 174.5 sq m
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OUTSIDE REAR:

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SECOND FLOOR ATTIC ROOM:

Currently being used as a study and comprising a cupboard with shelving, carpet as fitted, radiator and double glazed window to front with fitted blind.

ATTIC AREA:

Fully boarded with electric strip lighting and electrics.



OUTSIDE FRONT:

Brick paved driveway with off road parking for numerous vehicles, raised flower bed borders with mature planting and wooden gate providing side access with outside tap and a paved pathway leading to the rear garden.

OUTSIDE REAR:

A southerly facing pretty rear garden principally laid to lawn with brick surround flower bed borders and a selection of established planting. A brick paved patio with space for garden furniture and a wooden pergola. In addition is a useful Store Room/Workshop with concrete flooring, electric strip lighting, window to rear and doors to front and rear.

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:

E

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

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East Sussex, TN6 1AL
Tel: 01892 665666

Email: crowborough@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Denotes restricted head height

Approximate Area = 1662 sq ft / 154.4 sq m
Limited Use Area(s) = 45 sq ft / 4.2 sq m
Outbuilding = 171 sq ft / 15.9 sq m
Total = 1878 sq ft / 174.5 sq m
For identification only - Not to scale





SCHOOL LANE
CROWBOROUGH - £625,000



Northdene

School Lane,
Crowborough, TN6 1PB

**Large Entrance Hall - Sitting Room - Dining Room - Kitchen
Utility Room - WC - Main Bedroom - Shower Room
Three Further Bedrooms - Family Bathroom - Attic Room
Off Road Parking - Attractive Rear Garden - Workshop**

An Edwardian beautifully presented and maintained family house offering versatile accommodation. Upon entering the property you are greeted by a large entrance hall, a sitting room benefiting from a limestone fireplace with wood burning stove and a lovely bay window to front. A spacious dining room with plenty of room for dining furniture, direct access to the rear garden and an archway leading into the kitchen and utility room. To the first floor are four bedrooms with the main bedroom enjoying a separate shower room along with a family bathroom serving the remaining bedrooms. To the second floor is a large attic room currently used as a study. The property is set in a quiet location and within good proximity to well respected schools and should be viewed without delay.

Composite door provides access into:

ENTRANCE HALL:

Of a generous size with wood effect flooring, radiator, smoke alarm, under stairs cupboard with wall mounted electric consumer unit and gas/electric smart meters.

SITTING ROOM:

Featuring a wood burning stove with limestone mantle and black granite hearth, carpet as fitted, two radiators, area of shelving and enjoying a dual aspect with double glazed bay sash windows to front with fitted blinds and further window to side.

DINING ROOM:

Carpet as fitted, radiator and double glazed sliding door with direct access out to a patio and garden beyond.

KITCHEN:

A traditional style range of high and low level cupboards with under unit lighting and green granite effect roll top work surfaces. Integrated appliances include a high level fan assisted oven with grill, Smeg gas hob with extractor fan above, fridge and a dishwasher. Sink with swan mixer tap and tiled splashbacks, small breakfast bar with seating area, tiled flooring, recessed spot lights, double glazed window to rear with fitted blinds and a door leading out to a patio.



UTILITY ROOM:

Range of high and low level units, one and a half bowl stainless steel sink, space for a washing machine, dryer and tall fridge/freezer, cupboard housing Worcester Bosch boiler, tiled flooring, electric strip lighting and door to side access.

WC:

Low level wc, small wash hand basin with tiled splashback, extractor fan, tiled flooring and obscured window to side.

FIRST FLOOR LANDING:

Carpet as fitted and smoke alarm.

BEDROOM:

Range of fitted wardrobes with hanging and shelving storage along with a separate cabinet, fitted mirror with overhead lighting, carpet as fitted, radiator and double glazed bay sash windows to front with fitted blinds.

GUEST BEDROOM SUITE:

Accessed via a separate landing the bedroom features an extensive range of fitted wardrobes with hanging rail storage and cupboards above, carpet as fitted, radiator, hatch to boarded loft with light and window to rear.

SHOWER ROOM:

Accessed via the separate landing the shower room comprises a tiled enclosure with Aqua Stream shower, low level wc, pedestal wash hand basin, shaver point with light, tiled flooring, radiator, extractor fan and obscured window to side with fitted blind.

BEDROOM:

Large airing cupboard with slatted shelving and drawer storage, fitted wardrobe with hanging and shelving storage with further cupboard above, carpet as fitted, radiator and double glazed window overlooking the rear garden.

BEDROOM:

Two fitted wardrobes with hanging and shelving storage and cupboards above, carpet as fitted, radiator and double glazed sash window to front with fitted blinds.

FAMILY BATHROOM:

Tiled corner enclosure with Aqua Stream shower, traditional style bath with mixer tap and handheld shower attachment, low level wc, pedestal wash hand basin, traditional style radiator, tiled flooring, recessed spot lighting, extractor fan and obscured double glazed window to side with fitted blind.

SECOND FLOOR ATTIC ROOM:

Currently being used as a study and comprising a cupboard with shelving, carpet as fitted, radiator and double glazed window to front with fitted blind.

ATTIC AREA:

Fully boarded with electric strip lighting and electrics.



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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2023. Produced for Wood & Pilcher. REF: 1026127