



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Semi-Detached House
- 2 Bedrooms
- Chain Free
- Ability to Extend (STPP)
- Garage, ORP & Gardens
- Energy Efficiency Rating: D

Green Lane, Crowborough

£335,000

woodandpilcher.co.uk

4 Rother View Villas, Green Lane, Crowborough, TN6 2BU

A chain free period semi-detached family home offering a great deal of potential to modernise and extend subject to the usual consents. The property is set over three floors and comprises a light and airy sitting room leading into a traditional style kitchen and a lean-to providing direct access out to the rear garden. To the first floor is the main bedroom and a good size family shower room and to the second floor is another double bedroom. Externally to the front is a brick paved driveway with off road parking plus a single garage and to the rear of the property is a fabulous south west facing easy maintenance garden. The location of this property is ideal being within walking distance to local amenities and schooling.

Double glazed front door opens into:

SITTING ROOM:

A bright and airy room featuring a brick built fireplace with gas fire insert, wooden mantel and brick hearth, cupboards with shelving, radiator and double glazed sash windows to front.

KITCHEN:

Fitted with a range of high and low level units with brown granite effect work surfaces and a single stainless steel sink with swan mixer tap and tiled splashbacks. Appliances include a fan assisted oven with a four ring gas hob and a washing machine along with a fridge/freezer. Space for a small breakfast table under the stairs, laminate flooring, recessed spotlights and a double glazed window and door both with fitted blinds lead out to:

LEAN TO:

Concrete flooring, water tap, storage area and double glazed window to the front and door with access out to the rear garden.

FIRST FLOOR LANDING:

BEDROOM:

A good size double bedroom with a fitted wardrobe providing hanging rail and shelving, fitted carpet, radiator and double glazed sash window to front.

FAMILY SHOWER ROOM:

Enclosed shower cubicle with mixer tap and handheld shower attachment, low level wc, wash hand basin set into a vanity unit with shelving, high level unit housing the wall mounted combi boiler, large cupboard with plenty of slatted shelving, fitted carpet, radiator and obscured window to rear with blind.

SECOND FLOOR LANDING:

BEDROOM:

Double glazed window to front enjoying far reaching treetop views.

OUTSIDE FRONT:

The garden is predominately laid to lawn with a selection of mature planting and raised flower bed borders. A brick paved driveway provides off road parking for numerous vehicles which then leads to



a garage accessed via two wooden doors. Side access via a wrought iron gate leads to the rear garden.

OUTSIDE REAR:

A particular feature of this property is the fabulous south westerly facing garden which is principally laid to lawn with an array of established planting, a greenhouse, outbuilding with lighting and all enclosed by fence and hedge 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.

COUNCIL TAX BAND:

C

TENURE:

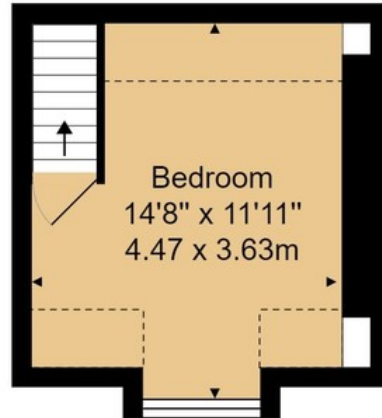
Freehold

VIEWING:

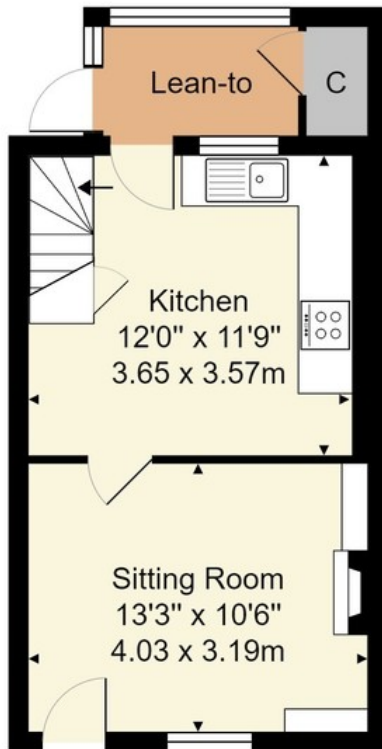
By appointment with Wood & Pilcher Crowborough 01892 665666



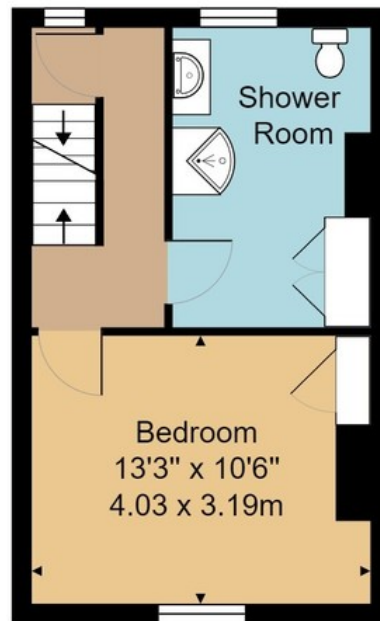
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	81 B
39-54	E		
21-38	F		
1-20	G		



Second Floor



Ground Floor



First Floor

Approx. Gross Internal Area 831 ft² ... 77.2 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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