



COMMON WOOD RISE
CROWBOROUGH - £610,000



14 Common Wood Rise

Crowborough, TN6 2UR

**Entrance Hall - Integral Garage - Wet Room - Sitting Room
Dining Room - Kitchen/Breakfast Room - Utility Room
Main Bedroom with Rear Terrace and En Suite Shower
Room - Three Further Bedrooms - Family Bathroom
Off Road Parking - South Facing Rear Garden**

A beautifully appointed bright and spacious detached family home benefiting from an excellent layout and is presented to exacting standards and attention to detail. The ground floor accommodation comprises a welcoming entrance hall, a wet room and an integral garage. Located to the front of the property is a light filled sitting room which opens into a dining room with access directly out to the rear garden. The kitchen/breakfast room features a breakfast bar area, many of the usual appliances and use of a utility room. Upstairs there are four bedrooms, two with fitted wardrobes, a well-appointed family bathroom and an ensuite shower room. Externally to the front is a driveway providing off road parking and the south facing rear garden features a patio area with an expanse of lawn.

Flagstone paving, exterior lighting and glass panelled composite front door opens into:

ENTRANCE HALL:

Timber flooring, stairs to first floor, radiator, coats hanging area and integral door to garage.

WET ROOM:

Integrated shower, dual flush low level wc, pedestal wash hand basin, chrome heated towel rail, tiled walling and flooring, mirrored wall, extractor fan and LED downlighters.

INTEGRAL GARAGE:

Wall mounted consumer unit, electric/gas meters, wall mounted gas boiler, space for further utilities, concrete flooring and accessed via metal up/over door.

SITTING ROOM:

Recessed fireplace with oak bressumer, radiator, timber flooring, LED downlighters, large double glazed window to front and opening into:



DINING ROOM:

Large cupboard with shelving, timber flooring and double glazed French doors opening to a rear patio and garden beyond.

KITCHEN/BREAKFAST ROOM:

Range of wall and base units with worktops and upstands over, one and a half bowl stainless steel sink with drainer and mixer tap and a breakfast bar area with room for seating. Appliances include a Rangemaster style cooker with 5-ring gas hob, electric oven under, metal backplate and extractor fan over. In addition integrated appliances include a dishwasher, fridge and slimline wine cooler. Radiator, timber flooring, LED downlighters and a large double glazed window overlooking rear garden

UTILITY ROOM:

Range of wall and base units with worktops over, timber flooring, space for a washing machine and an integrated freezer.

FIRST FLOOR LANDING:

A galleried landing with wood balustrade, integrated smoke detector, radiator, carpet as fitted and doors to:

MAIN BEDROOM:

A spacious bedroom featuring a large walk-in wardrobe with hanging area, remote controlled wall mounted air conditioning unit, two radiators, carpet as fitted and LED downlighters. Enjoying a dual aspect with double glazed window to front with far reaching views towards the North Downs and uPVC double doors open to a rear terrace with aspect over the garden with artificial grass and enclosed via iron balustrades.

EN SUITE SHOWER ROOM:

Large tiled walk-in double shower cubicle with integrated Mira shower, dual flush low level wc, vanity wash hand basin with storage under, mirrored wall, chrome heated towel rail, extractor fan, LED downlighters, tiled flooring and obscured double glazed window to front.

BEDROOM:

Built-in sliding door wardrobe cupboards, radiator, carpet as fitted and double glazed window to rear.

BEDROOM:

Radiator, carpet as fitted and double glazed window to front with far reaching views.

BEDROOM:

Radiator, carpet as fitted and double glazed window to front with views.



FAMILY BATHROOM:

Panelled bath with tiled surround and integrated shower over, dual flush low level wc, pedestal wash hand basin, chrome heated towel rail, vinyl flooring and obscured double glazed window to rear.

OUTSIDE FRONT:

Area of garden is principally laid to lawn with a tarmacadam driveway providing off road parking for two vehicles and access to a garage. Electric car charging point located to the side of the garage.

OUTSIDE REAR:

Benefiting from a southerly aspect the garden offers a patio area with space for garden furniture and a brick built retaining wall with picket fence and steps rise to the remainder of the garden mainly laid to lawn and enclosed by fence boundaries.

SITUATION:

Crowborough is the largest and highest inland town in East Sussex, set within the High Weald Area of Outstanding Natural Beauty and bordering the Ashdown Forest. The town centre gives the impression of being a bustling village, with an excellent choice of supermarkets and numerous small, independent retailers, restaurants and cafes. There is a farmers' market once a month and the luxury of plentiful free parking. The area is well served for both state and private junior and secondary schooling as well as Crowborough Leisure Centre and recreation ground offers a swimming pool, gym, sports hall and a children's playground. The mainline railway station provides trains to London Bridge in approximately one hour as well as a good selection of bus routes.

TENURE: Freehold

COUNCIL TAX BAND: F

VIEWING: By appointment with Wood & Pilcher Crowborough 01892 665666

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent

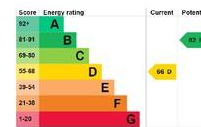
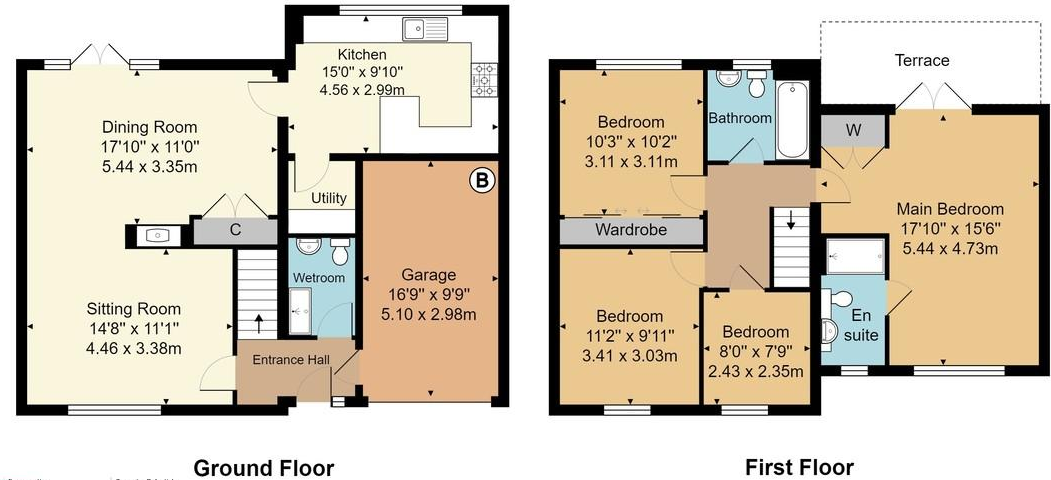


Beacon Road, Crowborough,
East Sussex, TN6 1AL
Tel: 01892 665666

Email: crowborough@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



Ground Floor

First Floor

Approx. Gross Internal Area 1564 ft² ... 145.3 m²
(Includes Garage)

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.