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PILCHER**

Sales, Lettings, Land & New Homes



- Detached Bungalow
- 2 Bedrooms
- 2 Reception Rooms
- Attractive Gardens
- Double Garage/ORP
- Energy Efficiency Rating: B

Green Lane, Crowborough

£460,000

woodandpilcher.co.uk

Bethany, Green Lane, TN6 2BX

Set within walking distance to local amenities is this modern detached bungalow, beautifully presented throughout and benefiting from off road parking, a vaulted double garage and low maintenance areas of gardens. Upon entering the property is a bright entrance hall with velux windows, a sitting room with wood burning stove, access into a lean-to and a contemporary style kitchen/diner. The main bedroom with en suite shower room enjoys French doors leading directly out to an area of garden, a further double bedroom, a family bathroom plus a study/nursery.

OPEN PORCH:

Composite door opens into:

ENTRANCE HALL:

Area of oak engineered flooring, area of fitted carpet, two radiators, three high level velux windows, two smoke alarms, good size airing cupboard housing the Megaflo water tank with slatted wooden shelving and space for a washing machine, a further large cloaks cupboard currently used as a wardrobe with hanging rails.

KITCHEN/DINER:

A contemporary range of high gloss cabinets with feature under unit lighting, wooden worktops and a one and half Butler style stainless steel sink with swan mixer tap. Fan assisted oven with four ring gas hob and extractor fan above, integrated dishwasher and space for a fridge/freezer. Plenty of room for dining furniture, high level unit housing the wall mounted Worcester Bosch boiler, porcelain tiled flooring, radiator and double glazed window with fitted blind.

SITTING ROOM:

A lovely bright room featuring a wood burning stove with wooden mantle and tiled hearth, continuation of oak engineered flooring, double glazed window with fitted blind and double glazed French doors lead out to a large lean-to.

LEAN TO:

Tiled flooring and wooden French doors with direct access out to a decked patio and garden beyond.

STUDY/NURSERY:

Fitted carpet, radiator and a double glazed window with fitted blind.

FAMILY BATHROOM:

Panelled bath with wall mounted shower attachment, mixer tap and glass shower screen, low level wc, wash hand basin with mixer tap, wall mounted chrome heated towel rail, tiled flooring, part tiled walling, recessed LED spotlights and extractor fan.

BEDROOM:

Fitted carpet, radiator and double glazed window with fitted blind.

MAIN BEDROOM:

Fitted carpet, radiator, double glazed French doors with direct access out to an area of garden and door into:

EN SUITE SHOWER ROOM:

Fully tiled shower enclosure, low level wc, sink with mixer tap, wall mounted chrome heated towel rail, tiled flooring, recessed LED spotlights, extractor fan and a double glazed window.



OUTSIDE:

Low maintenance area of garden with a selection of established planting along with an expanse of lawn, rose bushes enclosed by hedge and fence boundaries.

Accessed directly from the lean-to the area of garden features three decked areas of patio, an array of planting and flower bed borders and a door into a double garage. The parking for Bethany is via Bethany Close that leads to a brick paved driveway offering parking and access into a double garage with two up/over doors, concrete flooring, vaulted storage area, sink with tap and electric lighting.

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:

D

TENURE:

Freehold

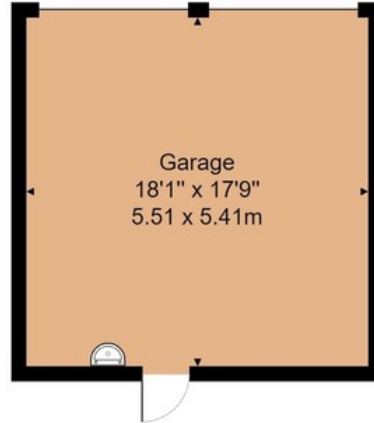
Estate Service Charge - currently £226.96 per year

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666





Bungalow Approx. Gross Internal Area
(Excl. Lean-to)
898 sq. ft / 83.4 sq. m

Garage Approx. Internal Area
321 sq. ft / 29.8 sq. m

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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