

GOLDSMITHS AVENUE
CROWBOROUGH – £850,000



Little Vines

Goldsmiths Avenue,
Crowborough, TN6 1RH

**Covered Entrance Porch - Entrance Hall - Sitting Room
Lounge/Diner - Study/Playroom - Kitchen - Utility Room
WC - Galleried First Floor Landing - Main Bedroom With En
Suite Shower Room - Three Further Bedrooms - Family
Bathroom - Double Garage & Workshop - Off Road Parking
Established Front and Rear Gardens**

Goldsmiths Avenue is a highly desirable address located within the Warren area of Crowborough with good access to both the Ashdown Forest and Crowborough Town Centre. The property is set within a secluded plot of 0.25 of an acre to include pleasant areas of gardens to both front and rear, a recently laid rear patio, double garage and plentiful off road parking. Internally is a welcoming entrance hall, L-shape lounge/diner with direct access out to the rear garden, a separate sitting room and a study/playroom. In addition is a kitchen with utility room and a downstairs wc. To the first floor are four double bedrooms, three with built-in wardrobes, an en suite shower room and a family bathroom.

COVERED ENTRANCE PORCH:

Timber front door opening into:

ENTRANCE HALL:

Stairs to first floor, understairs cupboard, carpet as fitted and a radiator.

SITTING ROOM:

Fireplace with flagstone hearth, louvred cupboard housing electricity meter and fuse box, recently fitted carpet, window to side and large double glazed sliding doors opening to the front garden.

LOUNGE/DINER:

Feature stone fireplace incorporating a wood burning stove with flue and flagstone hearth, carpet as fitted, radiator, large window to front and sliding patio doors leading directly out to the rear garden.

STUDY/PLAYROOM:

Carpet as fitted, radiator and double glazed window overlooking the rear garden.



KITCHEN:

Range of wall and base units with worktops and tiled splashbacks, inset one and a half bowl stainless steel sink with twin drainer and mixer tap, eye level twin oven, ceramic hob with extractor over, space for a dishwasher and American style fridge/freezer. Radiator, vinyl flooring and door into:

UTILITY ROOM:

Space for washing machine and tumble dryer, wall mounted Potterton gas boiler, radiator, coats hanging area, vinyl flooring, window to rear, glass panelled door to side return and door into:

WC:

WC and vanity wash hand basin with storage under, mirrored wall, vinyl flooring and obscured window to side.

GALLERIED FIRST FLOOR LANDING:

Airing cupboard with storage above, carpet as fitted, radiator and large window to front.

MAIN BEDROOM:

Built-in wardrobe cupboards, two radiators, recently refitted carpet and enjoying a dual aspect with windows to front and rear. Door into:

EN SUITE SHOWER ROOM:

Large tiled shower cubicle with integrated shower, low level dual flush wc, bidet, pedestal wash hand basin, mirrored wall, vinyl flooring, radiator and obscured window to rear.

BEDROOM:

Large wardrobe cupboard with mirrored sliding doors, recently refitted carpet, radiator and window to front.

BEDROOM:

Wardrobe cupboard with mirrored sliding doors, recently refitted carpet, radiator and window to rear.

BEDROOM:

Loft access, carpet as fitted, radiator and window to side.

FAMILY BATHROOM:

Panelled bath with shower attachment over, dual flush low level wc, vanity wash hand basin with storage under, vinyl flooring, radiator and obscured window to rear.

OUTSIDE FRONT:

Sweeping tarmacadam driveway providing off road parking for numerous vehicles which leads to a double garage with electric up/over door, newly fitted flat roof, concrete floor, door into a workshop with power and light and door to rear garden. In addition the area of garden features areas laid to lawn and an extensive selection of established trees and mature planting.



OUTSIDE REAR:

Newly laid patio adjacent to the property with steps leading to a generous expanse of lawn with brick block seating area and an attractive rockery with planting.

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. Other attractions that Crowborough can offer include nature reserves, plentiful sport and recreation grounds, children's play areas and a thriving arts culture and various annual events. 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 schooling and an excellent mix of retailers, eateries and pavement cafes spread through the historic Pantiles and The Old High Street.

TENURE:

Freehold

COUNCIL TAX BAND:

F

VIEWING:

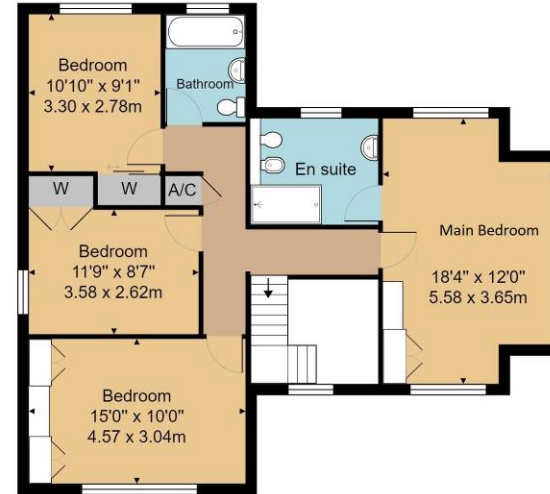
By appointment with Wood & Pilcher Crowborough 01892 665666

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

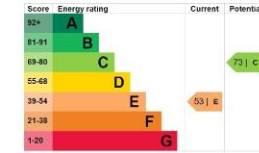
Email: crowborough@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk



First Floor



Ground Floor



House Approx. Gross Internal Area 1810 sq. ft / 168.2 sq. m
Approx. Gross Internal Area (Incl. Garage & Workshop) 2259 sq. ft / 209.9 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.