



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Semi-Detached Bungalow
- Chain Free
- 2 Double Bedrooms
- South Facing Rear Garden
- Off Road Parking
- Energy Efficiency Rating: D

Luxford Drive, Crowborough

£375,000

woodandpilcher.co.uk

10 Luxford Drive, Crowborough, TN6 2PN

A fabulous opportunity to purchase a chain free semi-detached bungalow set in a lovely quiet cul-de-sac location close to a choice of walks. Upon entering the property is a welcoming hallway, a light and airy sitting room to rear with feature fireplace and direct access out to the rear garden. A traditional style kitchen includes the usual appliances along with all white goods, two good size double bedrooms and a shower room. Externally are delightful and established gardens with the rear garden benefiting from a southerly aspect and to the front is an area for off road parking. This property has been well maintained over the years and is extremely well presented.

Double glazed door opens into:

ENTRANCE HALL:

Cupboard with coats hanging area and storage, airing cupboard housing hot water tank with wooden slatted shelving, fitted carpet, Honeywell heating thermostat, smoke alarm and a loft hatch accessed via ladder.

SITTING ROOM:

Stone effect feature fireplace with wooden mantel and an electric coal effect fire insert, fitted carpet, two radiators, double glazed sliding doors with fitted blinds and curtains lead out to a patio and garden beyond.

KITCHEN:

Range of shaker style high and low level units with under unit lighting, light wood effect roll top work surfaces and a one and half bowl ceramic sink with swan mixer tap. Appliances include a fan assisted oven with grill, 4-ring gas hob, integrated tumble dryer, fridge/freezer and a washing machine. Grey tile effect laminate flooring, Honeywell heating thermostat, recessed spotlighting, wall mounted Gloworm boiler, double glazed window to front with fitted blind and double glazed door to side access.

BEDROOM:

Triple fitted wardrobe with hanging rail and shelving above, good size storage cupboard with wooden shelving, fitted carpet, radiator and a double glazed window to rear with curtains.

BEDROOM:

Currently used as a dining room with feature alcove offering areas of shelving and cupboard, fitted carpet and a double glazed bay window to front with fitted blinds and curtains.

FAMILY SHOWER ROOM:

Fully tiled corner cubicle with Triton shower and glass sliding doors, low level wc, sink with mixer tap set into a vanity unit with plenty of shelving, heated towel rail, tile effect laminate flooring, fully tiled walling and a double glazed window to front with fitted blind.

OUTSIDE FRONT:

A pretty area of garden with a selection of flower bed borders, mature shrubs and bushes, outside water tap and a gravelled



driveway providing off road parking. A wrought iron gate provides side access via a paved pathway to the rear garden.

OUTSIDE REAR:

A pleasant south facing and established garden, beautifully well tended and featuring a small brick paved patio with key fob operated awning and exterior light. In addition is an area principally laid to lawn along with flower bed borders, a small ornamental fish pond, wooden shed and a greenhouse.

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D

TENURE:

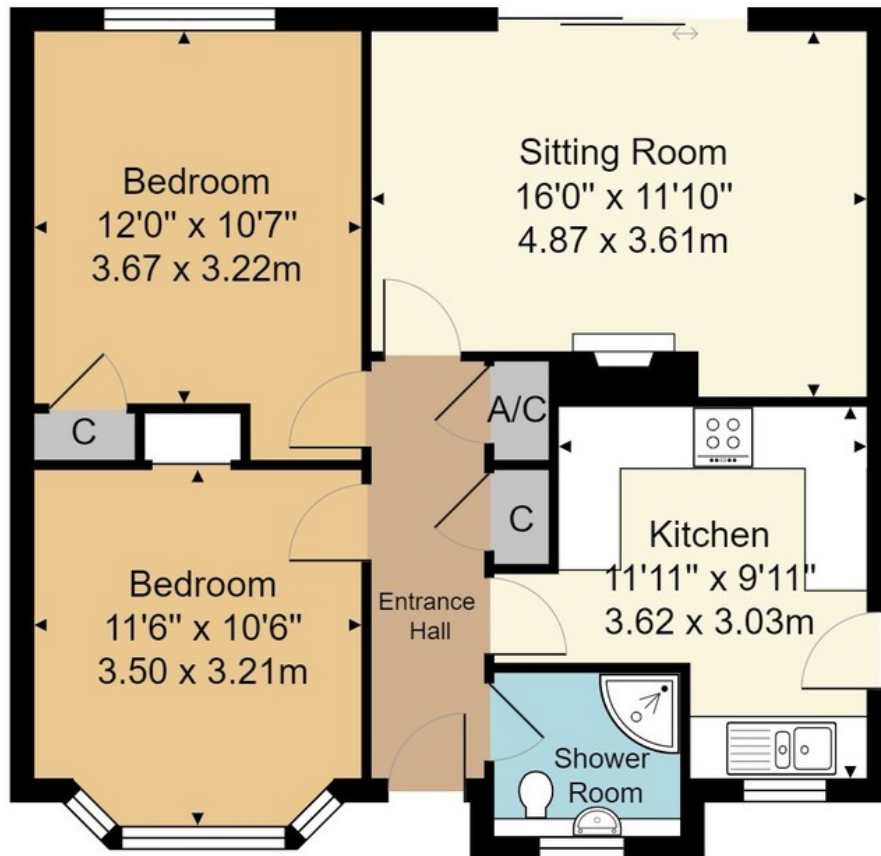
Freehold

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
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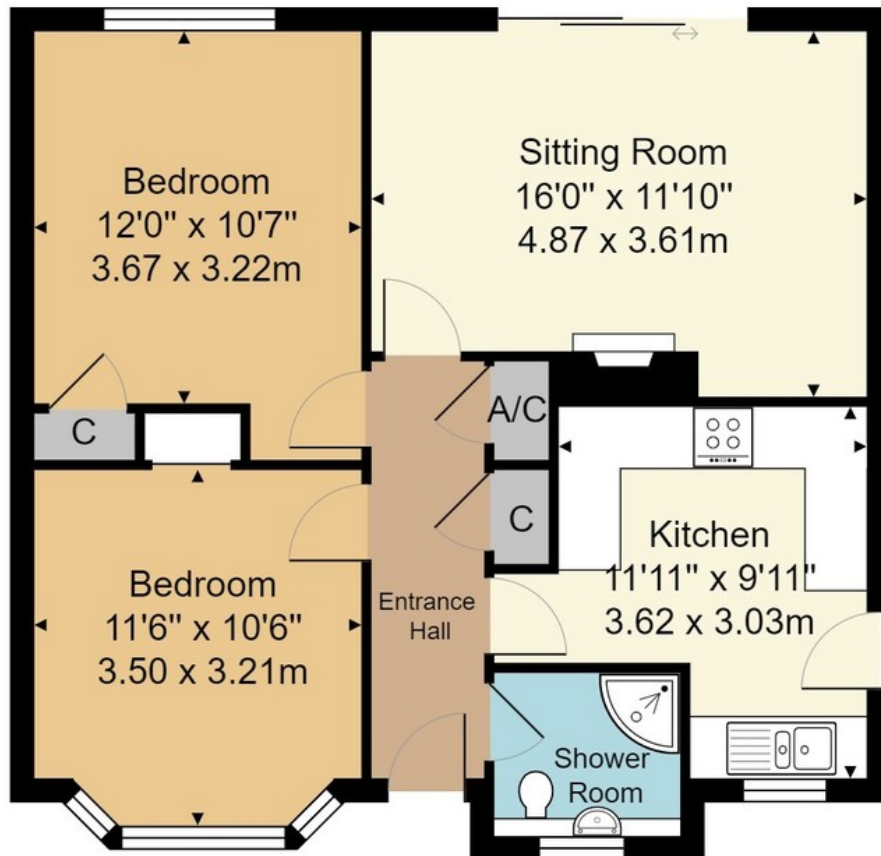
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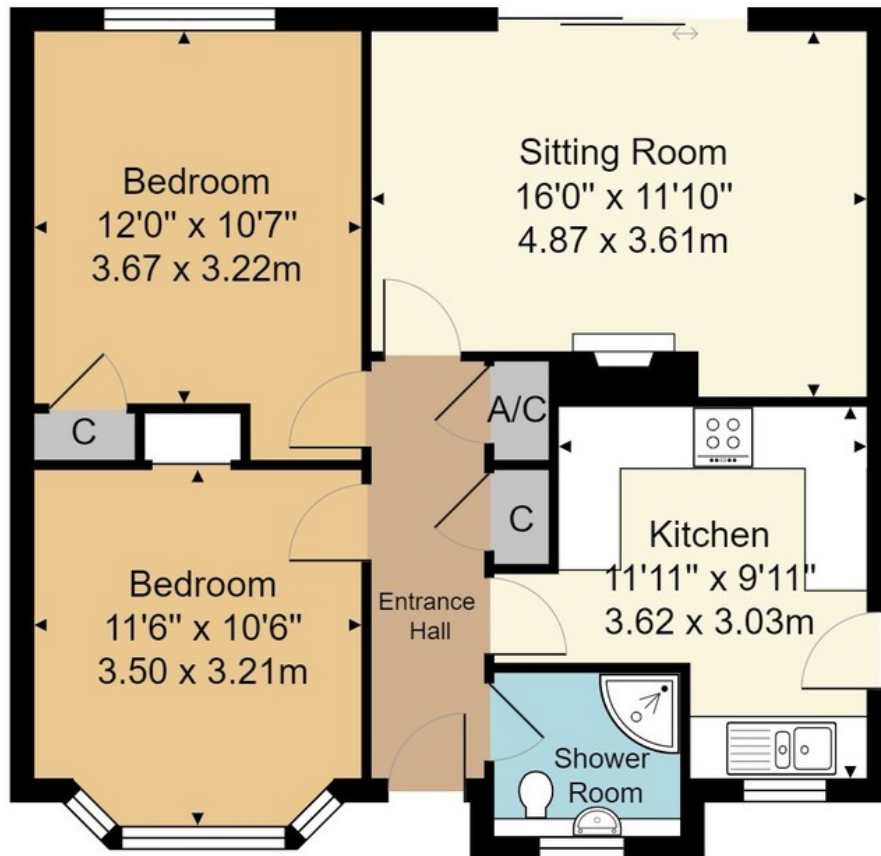
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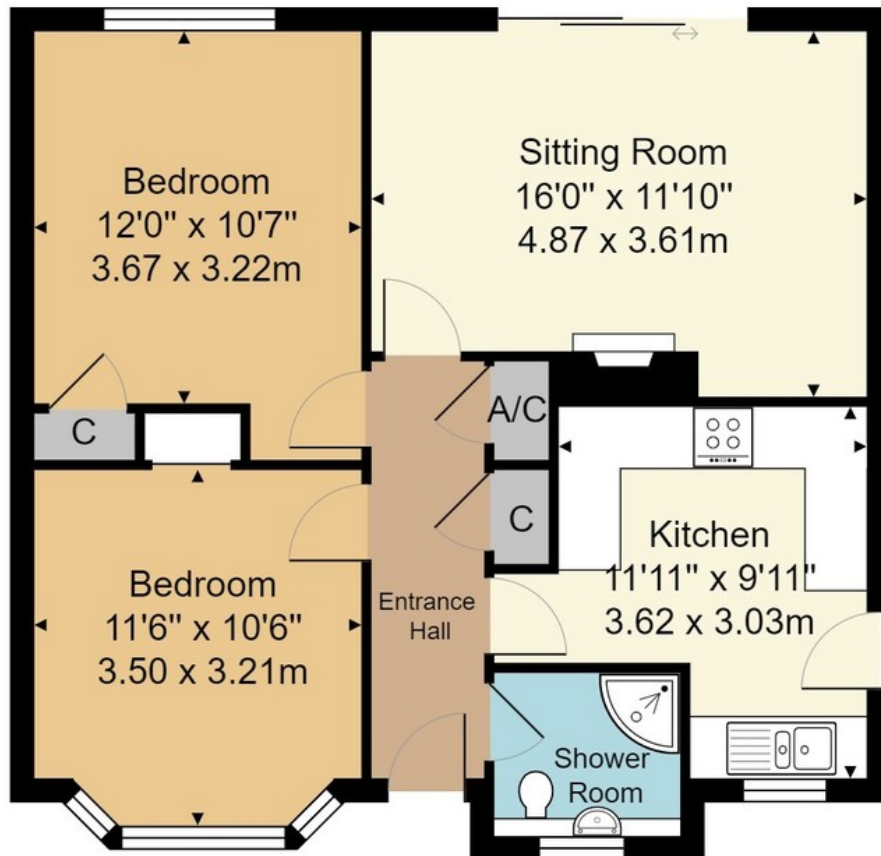
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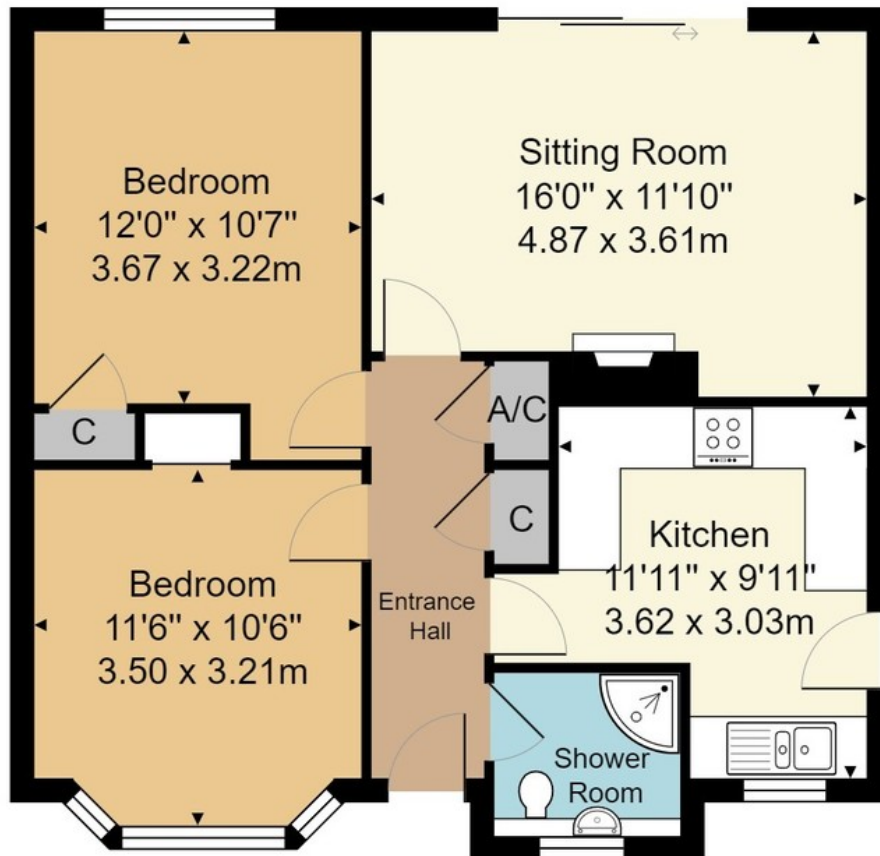
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10 Luxford Drive, Crowborough, TN6 2PN

A fabulous opportunity to purchase a chain free semi-detached bungalow set in a lovely quiet cul-de-sac location close to a choice of walks. Upon entering the property is a welcoming hallway, a light and airy sitting room to rear with feature fireplace and direct access out to the rear garden. A traditional style kitchen includes the usual appliances along with all white goods, two good size double bedrooms and a shower room. Externally are delightful and established gardens with the rear garden benefiting from a southerly aspect and to the front is an area for off road parking. This property has been well maintained over the years and is extremely well presented.

Double glazed door opens into:

ENTRANCE HALL:

Cupboard with coats hanging area and storage, airing cupboard housing hot water tank with wooden slatted shelving, fitted carpet, Honeywell heating thermostat, smoke alarm and a loft hatch accessed via ladder.

SITTING ROOM:

Stone effect feature fireplace with wooden mantel and an electric coal effect fire insert, fitted carpet, two radiators, double glazed sliding doors with fitted blinds and curtains lead out to a patio and garden beyond.

KITCHEN:

Range of shaker style high and low level units with under unit lighting, light wood effect roll top work surfaces and a one and half bowl ceramic sink with swan mixer tap. Appliances include a fan assisted oven with grill, 4-ring gas hob, integrated tumble dryer, fridge/freezer and a washing machine. Grey tile effect laminate flooring, Honeywell heating thermostat, recessed spotlighting, wall mounted Gloworm boiler, double glazed window to front with fitted blind and double glazed door to side access.

BEDROOM:

Triple fitted wardrobe with hanging rail and shelving above, good size storage cupboard with wooden shelving, fitted carpet, radiator and a double glazed window to rear with curtains.

BEDROOM:

Currently used as a dining room with feature alcove offering areas of shelving and cupboard, fitted carpet and a double glazed bay window to front with fitted blinds and curtains.

FAMILY SHOWER ROOM:

Fully tiled corner cubicle with Triton shower and glass sliding doors, low level wc, sink with mixer tap set into a vanity unit with plenty of shelving, heated towel rail, tile effect laminate flooring, fully tiled walling and a double glazed window to front with fitted blind.

OUTSIDE FRONT:

A pretty area of garden with a selection of flower bed borders, mature shrubs and bushes, outside water tap and a gravelled



driveway providing off road parking. A wrought iron gate provides side access via a paved pathway to the rear garden.

OUTSIDE REAR:

A pleasant south facing and established garden, beautifully well tended and featuring a small brick paved patio with key fob operated awning and exterior light. In addition is an area principally laid to lawn along with flower bed borders, a small ornamental fish pond, wooden shed and a greenhouse.

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.

COUNCIL TAX BAND:

D

TENURE:

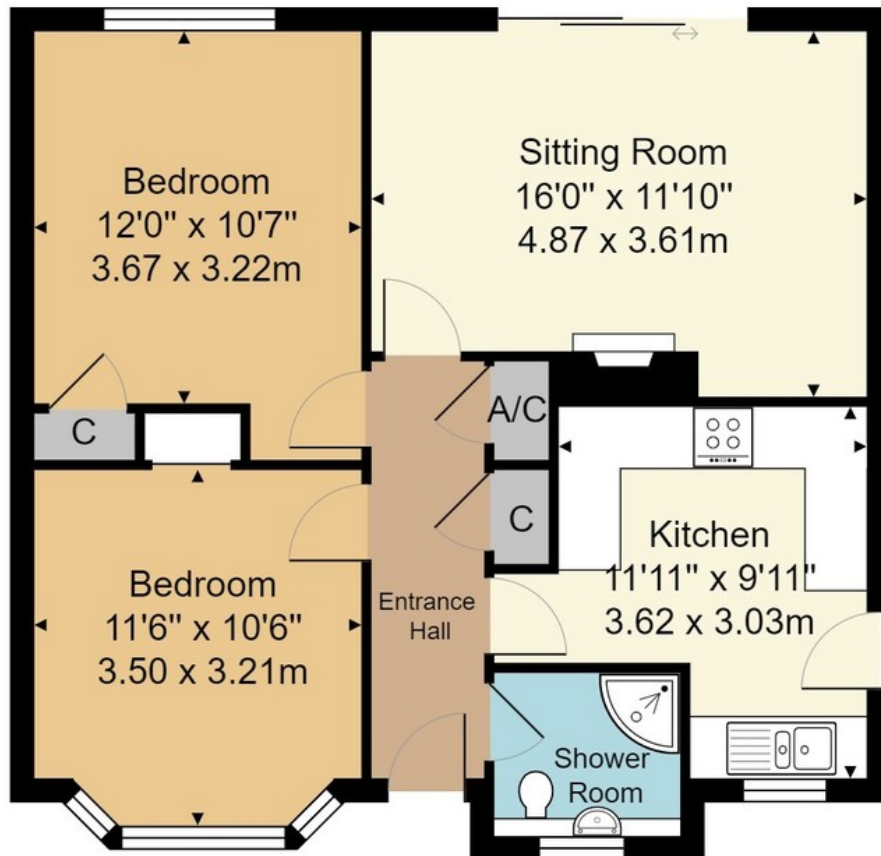
Freehold

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 671 ft² ... 62.4 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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