



3 Butler Close, Crowborough



 **KMJProperty**
Your local independent Estate Agent

- Semi Detached

- 3 Bedrooms

- Off Road Parking

- Rear Garden

This 3 Bedroom Semi Detached Property is perfect for first time buyers or growing families looking to make a property their own.

Situated on a private close this property is bordered by a large, shared driveway, spacious enough for several cars, eliminating the need for parking on the road.

Upon entering the property, you are welcomed by a generous entrance hall, offering plenty of space for storage of coats and shoes. To the left of the hallway is a downstairs WC conveniently tucked away.

To the right you are welcomed into the spacious kitchen area, providing ample overhead and lower storage cupboards and integrated appliances. This space offers an opportunity for renovation if desired.

To the rear you are proudly greeted by the generously sized lounge area boasting natural light and a practical storage cupboard. Additionally, this space offers further versatility with large patio doors leading out into the rear garden.

The rear Garden offers a versatile space providing a paved area, generous lawn space and decking located at the top corner of the garden paired nicely with a garden shed.

Ascending to the first floor, there are two double bedrooms and a single bedroom. All three of the bedrooms benefit from large windows, and built in storage cupboards or wardrobes.

Also located on the first floor is the family bathroom, boasting a free-standing bath in addition to an overhead shower and yet another large storage cupboard, making it the perfect place to store all the fluffy bath towels and bathroom necessities.

This property provides the perfect opportunity to start fresh and make a house a home. It offers a wide range of renovation possibilities, and a spacious design.

Crowborough offers a variety of shopping options, excellent schools, and recreational facilities, including the

MORE PROPERTIES REQUIRED IN ALL AREAS





Notes

Starting from our Crowborough Office:

Turn Left onto London Road
20 Yards

Turn right onto Croft Road
250 Yards

Turn right onto Southridge Rise
0.6 Miles

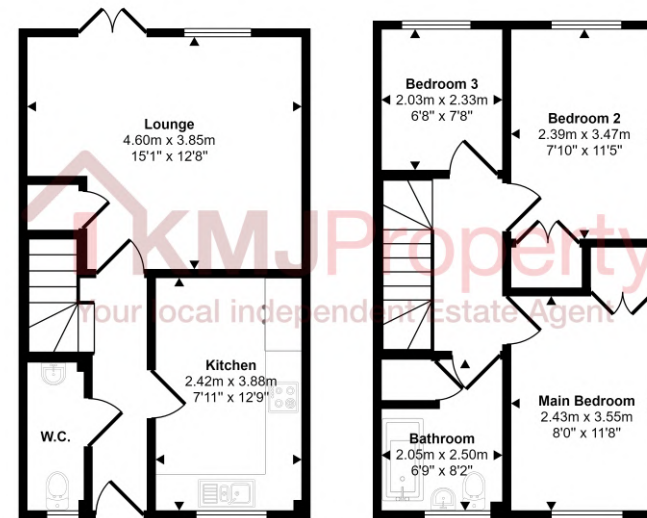
Turn right onto Butler Close
110 Yards

Arrive at the destination
40 Yards

Council Tax: D

Tenure: Freehold

Approx Gross Internal Area
73 sq m / 783 sq ft



Ground Floor
Approx 36 sq m / 387 sq ft

First Floor
Approx 37 sq m / 396 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | 89 |
| (69-80) C | 75 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

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