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PILCHER**

*Sales, Lettings, Land & New Homes*



- Link-Detached House
- Chain Free
- 3 Bedrooms
- Rear Garden
- Garage & ORP
- Energy Efficiency Rating: D

**Oliver Close, Crowborough**

**£340,000**

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## 15 Oliver Close, Crowborough, East Sussex, TN6 1JZ

### CHAIN FREE

Providing a perfect opportunity for the new owners to make their own, is this link-detached family home set in a cul-de-sac location with good access to local schooling. Upon entry to the property is a good size entrance hall, a downstairs wc and offering potential for conversion (subject to the usual consents) is an integral garage. In addition is a kitchen with most of the usual appliances and a bright and airy sitting/dining room with the benefit of double glazed French doors opening directly to the rear patio and garden. To the first floor are three bedrooms and a family bathroom. Externally to the front is an area for off road parking and low maintenance front and rear gardens.

### OPEN PORCH:

Double glazed front door opening into:

### ENTRANCE HALL:

Fitted carpet, smoke alarm and radiator.

### WC:

Low level wc, storage unit with inset sink and tiled splashback, wall mounted glass fronted wooden cabinet, wall mounted electric consumer unit, fitted carpet and radiator.

### INTEGRAL GARAGE:

Offering potential for conversion (subject to the usual consents) the garage is accessed via an up/over door and comprising carpet/concrete flooring, vaulted ceiling offering boarded storage, electric strip lighting, power points, doors to rear patio and entrance hall.

### SITTING/DINING ROOM:

A generous room with two radiators, two fan ceiling lights, wall mounted air conditioning unit, wall lighting, fitted carpet, door to kitchen, double glazed window with fitted blind to rear along with double glazed French doors with fitted blind opening to the rear patio and garden beyond.

### KITCHEN:

Range of high and low units with roll top worksurfaces incorporating a one and half bowl sink with mixer tap. Appliances include a 4-ring gas hob with extractor fan above, slimline dishwasher, washing machine and a low level fridge. Large under stairs cupboard with electric lighting and floating shelving, wall mounted Balmoral 55 F boiler, part tiled walling, wood effect laminate flooring, door to sitting room, double glazed window to front with fitted blind and double glazed door to side with fitted blind.

### FIRST FLOOR LANDING:

Smoke alarm, loft hatch, fitted carpet and double glazed window to side.

### BEDROOM:

Wardrobe cupboard with hanging rail and shelving, fitted carpet, wall mounted mirror and double glazed window with fitted blind to rear.

### BEDROOM:

Wardrobe cupboard, area of floating shelving, wall mounted mirror, fitted carpet, radiator and double glazed window overlooking the rear garden.



**BEDROOM:**

Area of floating shelving, wall mounted mirror, fitted carpet, radiator and double glazed window to front.

**FAMILY BATHROOM:**

Panelled bath with traditional style gold taps and hand held shower attachment, fully tiled corner cubicle with Brisbane shower and attachments, low level wc, wash hand basin with gold taps set into a vanity unit and glass cabinet above, shaver point, wall mounted half moon mirror, airing cupboard housing hot water tank with wooden slatted shelving, part tiled walling, fitted carpet and obscured window to front.

**OUTSIDE FRONT:**

Low maintenance shingled area of garden, concrete driveway to integral garage and a wooden gate providing side access to rear garden.

**OUTSIDE REAR:**

Adjacent to the property is a good size area of paved patio with plenty of room for garden furniture along with steps rising to the upper level of garden being paved for easy maintenance with raised flower bed borders, wooden summerhouse with electrics and all 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 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:**

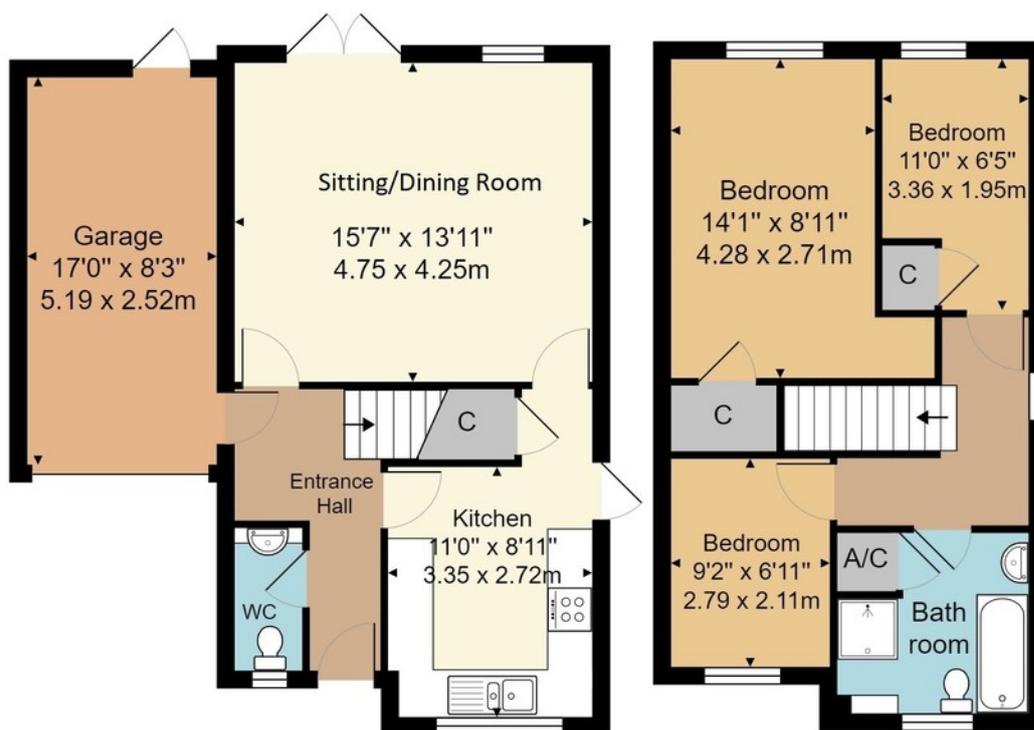
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**VIEWING:**

By appointment with Wood & Pilcher Crowborough on 01892 665666



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**

**First Floor**

House Approx. Gross Internal Area 868 sq. ft / 80.6 sq. m  
 Approx. Gross Internal Area (Incl. Garage) 1022 sq. ft / 95.0 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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