



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Semi-Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Front & Rear Gardens
- Garage & Off Road Parking
- Energy Efficiency Rating: D

Saxonbury Close, Crowborough

£420,000

woodandpilcher.co.uk



22 Saxonbury Close, Crowborough, TN6 1EA

Set within walking distance to the town centre and built in 1967 with only one owner is this fabulous opportunity to acquire a semi-detached home offering a huge amount of potential to extend subject to the usual planning consents. Further advantages include off road parking for numerous vehicles and a garage. In brief currently the accommodation offers a sitting room with feature fireplace, a dining room, contemporary kitchen updated approximately five years ago and a downstairs cloakroom. To the first floor are three good size double bedrooms, two with fitted wardrobes and a family bathroom. Externally to the front is an area of garden with a pleasant outlook over the green and to the rear the garden includes a patio area immediately abutting the property, an expanse of lawn and a further area of paving and steps to the rear fence.

ENCLOSED PORCH:

Tiled flooring, electric lighting and door into:

ENTRANCE HALL:

Under stairs cupboard, fitted carpet, radiator, smoke alarm and double glazed window to side.

DOWNSTAIRS CLOAKROOM:

Low level wc, wash hand basin with traditional style taps, fitted carpet, radiator, part tiled walling, coats hanging area and obscured double glazed window to side.

SITTING ROOM:

A bright room featuring a stone fireplace with stone hearth and mantle, fitted carpet, radiator and a large double glazed window overlooking the front garden and green beyond.



DINING ROOM:

Fitted carpet, radiator and glazed sliding door opening out to the patio and garden beyond.

KITCHEN:

A contemporary gloss range of high and low level units with black granite roll top work surfaces incorporating a stainless steel sink with swan mixer tap. Integrated fridge/freezer and separate spaces for a fan assisted oven with 4-ring electric hob and a washing machine. Tile effect laminate flooring, part tiled walling, double glazed window with fitted roller blind overlooking the rear garden and obscured double glazed door to side access.

FIRST FLOOR LANDING:

Large airing cupboard housing the hot water tank with slatted wooden shelving, ladder to part boarded loft with light, smoke alarm, fitted carpet and a double glazed window to side.

BEDROOM:

Fitted wardrobe with hanging rail and shelving, fitted carpet, radiator and a large double glazed window to front overlooking the pretty green and far reaching treetop views.

BEDROOM:

Double fitted wardrobe with hanging rail and shelving, fitted carpet, radiator and a double glazed window overlooking the rear garden.

BEDROOM:

Fitted carpet, radiator and double glazed window to side.

FAMILY BATHROOM:

Fully tiled walk-in shower cubicle with Aqualisa shower unit, low level wc, pedestal wash hand basin, wooden low level cupboard, wall mounted Potterton boiler, tile effect laminate flooring, part tiled walling and window to side with fitted blind.

OUTSIDE FRONT:

The area of garden is mainly laid to lawn with Sussex stone raised flower bed borders, off road parking for numerous vehicles via a concrete drive that in turn leads to a garage accessed via up/over door with concrete flooring and further door to the rear which leads to a brick store.

OUTSIDE REAR:

Large paved patio along with an area laid to lawn with raised flower bed borders and a selection of established areas of planting. Steps lead to the boundary and hedging which could be cleared to increase the size of the garden.

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.

TENURE:

Freehold

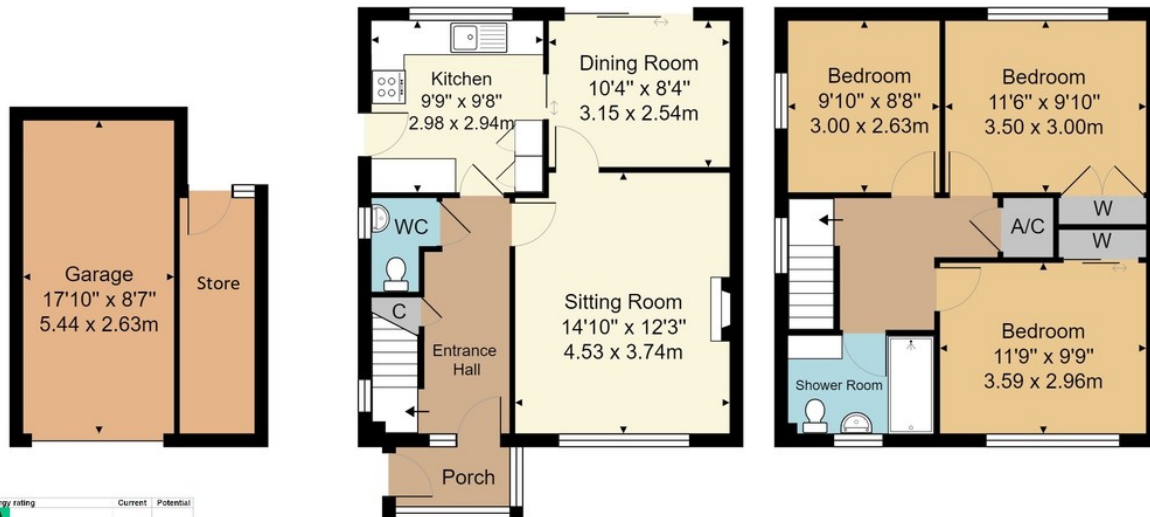
COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

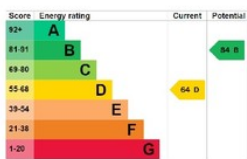




Ground Floor

First Floor

House Approx. Gross Internal Area 990 sq. ft / 92.0 sq. m
 Garage&Shed Approx. Internal Area 216 sq. ft / 20.0 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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