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PILCHER**

Sales, Lettings, Land & New Homes



- Semi-Detached Family Home
- 4 Bedrooms
- Large Sitting/Dining Room
- Secluded Rear Garden
- Garage & Off Road Parking
- Cul-De-Sac Location
- Energy Efficiency Rating: D

Tanners Way, Crowborough

£495,000

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The Laurels , Tanners Way, Crowborough, TN6 2LN

A much loved and beautifully presented semi-detached family home set on a corner plot within a popular cul-de-sac and being close to local schools and amenities. The accommodation consists of a welcoming entrance hall, family room/5th bedroom, light filled sitting/dining room, traditional style kitchen, utility room and a cloakroom. To the first floor the main bedroom benefits from a private cloakroom and the remaining bedrooms are served by a family bathroom. Externally to the front of the property is off road parking for two vehicles and a garage, and to the rear the private enclosed garden is extremely well stocked and maintained and has a great social feel with a large patio ideal for outside entertaining.

Obscured double glazed door leads into:

ENTRANCE HALL:

Entrance pole and curtain, Bespoke under stairs office area with desk, shelving and lighting, under stairs storage cupboard with lighting, light grey wood effect laminate flooring and radiator.

FAMILY ROOM/5TH BEDROOM:

Decorative wall hung fire (not tested), tv/satellite points, fixed glass mirror to side, wall lighting, fitted carpet, radiator and double glazed window to front with fitted blind.

SITTING/DINING ROOM:

A bright and airy room with two covered radiators, church style fixed mirror, fitted carpet, phone socket/tv/satellite points, storage cupboard housing electric/gas meters with shelving, Hive thermostat, sensor and signal booster, double glazed window with pole and curtains and double glazed French doors opening to the patio and garden beyond.

INNER HALLWAY:

Black porcelain floor tiles and door to patio and garden beyond.

WC:

Low level wc, sink with mixer tap set into vanity unit with shelving, chrome heated towel rail, polished porcelain flooring and obscured window to side.

KITCHEN:

A traditional style kitchen featuring a range of high and low level units with under unit lighting, roll top worksurfaces, tiled splashback and a one and a half bowl sink with mixer tap. Spaces for a freestanding cooker, tall fridge/freezer, dishwasher and washing machine. Wood effect grey vinyl flooring, dual aspect with double glazed windows to front and rear both with fitted blinds.

UTILITY ROOM:

Wood effect worktops, space and ventilation for tumble dryer, wall mounted Ideal Classic Boiler, washing line, tiled flooring, window to front with fitted blind and door with side access to garage and rear garden.

FIRST FLOOR LANDING:

Airing cupboard housing immersion heater for hot water tank and slatted wooden shelving. Large hatch to part boarded loft which houses the newly installed cold water storage tank and hot water expansion tank and fitted carpet.

BEDROOM:

A dual aspect room with a freestanding glass front wardrobe providing hanging and shelving space, fitted carpet, radiator, Hive motion sensor, double glazed window to rear with fitted blind and door into:



PRIVATE WC:

Low level wc, sink, fitted carpet, small radiator, shaver light, wall mounted cabinet with mirror and shelf, obscured window to rear.

BEDROOM:

Large fitted wardrobe with hanging rail and shelving, Sony TV, fitted carpet, radiator and window to front with fitted blind.

BEDROOM:

Wood effect laminate flooring, radiator and window to rear with fitted blind.

BEDROOM:

Fitted carpet, radiator and window to front with fitted blind.

FAMILY BATHROOM:

Panelled bath with Aqualisa shower and shower curtain pole. low level wc, pedestal wash hand basin with shelf, glass mirror with lighting, towel rail, fitted carpet, radiator, fully tiled walling and obscured window to rear with fitted blind.

OUTSIDE FRONT:

The area of garden is mainly laid to lawn with various flower bed borders and mature planting. A driveway provides off road parking for two vehicles, exterior light and access via an up/over door into the garage with concrete flooring, electric strip lighting, freestanding wood effect worktop, secondary wall mounted electric consumer unit, power sockets, Hive motion sensor, double glazed window to rear and door to rear garden. A gate opens to the side of the property with a satellite dish and access to the rear garden with outside light.

OUTSIDE REAR:

Adjacent to the property is a large patio with outside tap. An area laid to lawn with an extensive array of mature planting and a pathway providing access to a summerhouse with interior lighting, power sockets and two exterior security lights. In addition is a greenhouse and metal shed.

SITUATION:

Crowborough town provides an excellent range of shopping facilities including a bank, post office, doctors, dentists, supermarkets and an array of independent shops and retailers. The area is well served for both state and private junior and secondary schooling with sporting and recreational facilities including several golf courses 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. The spa town of Royal Tunbridge Wells is approximately eight miles to the north where you will find the mainline railway station and a good range of schooling.

TENURE:

Freehold

COUNCIL TAX BAND:

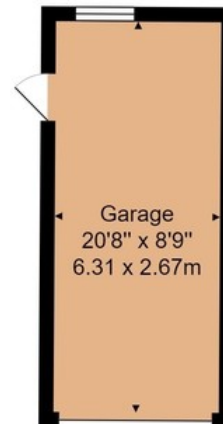
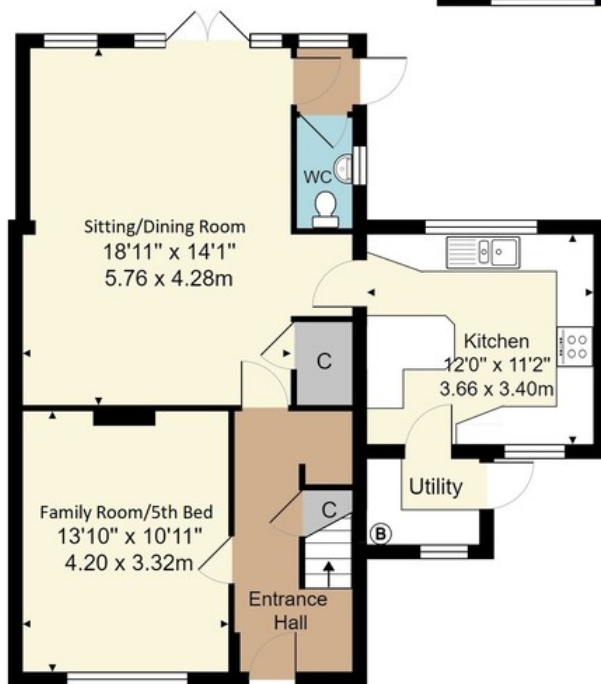
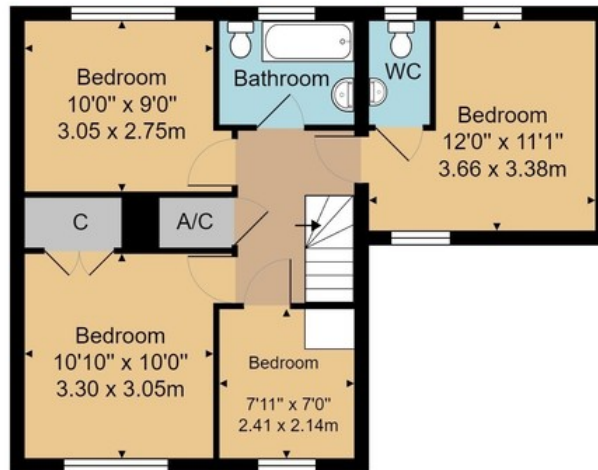
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VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666



Score	Energy rating	Current	Potential
32+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



House Approx. Gross Internal Area 1296 sq. ft / 120.4 sq. m
Garage Approx. Internal Area 181 sq. ft / 16.8 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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