



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Detached Family House
- 4 Bedrooms
- 2 Reception Rooms
- Garage & Off Road Parking
- South Westerly Rear Garden
- Energy Efficiency Rating: D

Fermor Way, Crowborough

£450,000

woodandpilcher.co.uk



41 Fermor Way, Crowborough, TN6 3BE

New to the market for the first time in twenty five years is this much loved detached family home set in a residential area being close to local schools. The accommodation offers a good size porch opening directly into the extended bright and airy sitting room and access into an inner hallway and wc. In addition is a generous size dining room with direct access out to the rear garden and the kitchen includes a oven and hob. To the first floor is a spacious landing, three similar size double bedrooms, all with fitted wardrobes and a single bedroom currently used as a study and a family bathroom. Externally to the front of the property is a brick paved driveway leading to a garage and an area laid to lawn. To the rear is a tiered south westerly facing sunny garden with attractive bespoke playhouse with the remainder of the garden predominately laid to lawn enclosed by Sussex stone borders, established planting and patio.

Double glazed front door opens into

PORCH:

Coir entrance matting, radiator, area of floating shelving, coats hanging area and door opening into:

SITTING ROOM:

Attractive working fireplace with Sussex stone cheeks, wooden mantel and stone hearth, areas of floating shelving, recently fitted carpet, two radiators, wall lighting and large sliding glass window to front.

INNER HALLWAY:

Under stairs open storage area with space for a tumble dryer, fitted carpet, Honeywell heating thermostat, smoke alarm and radiator.

WC:

Low level wc, corner wash hand basin with tiled splashback, fitted carpet, radiator and obscured window to side.



DINING ROOM:

Plenty of room for dining furniture, wood effect laminate flooring, areas of floating shelving, radiator and sliding doors opening out to a patio and garden beyond.

KITCHEN:

Range of high and low level units with granite effect roll top worksurfaces and a one and half bowl stainless steel sink with swan mixer tap. Fan assisted oven with 4-ring electric hob and extractor above, separate spaces for a washing machine, dishwasher and tall fridge/freezer. Cupboard housing wall mounted boiler, laminate flooring, tiled splashback, electric strip lighting, two windows overlooking the rear garden and door to side access.

FIRST FLOOR LANDING:

Airing cupboard housing hot water tank with wooden slatted shelving, hatch and ladder to part boarded loft, fitted carpet, smoke alarm and window to side.

MAIN BEDROOM:

Double fitted wardrobes with hanging rail and shelving, fitted carpet, radiator and window to front.

BEDROOM:

Fitted wardrobe with hanging rail and shelving, radiator and window to front.

BEDROOM:

Fitted wardrobe with hanging rail and shelving, fitted carpet, radiator and window to rear.

BEDROOM:

Currently used as an office with fitted wardrobe offering hanging rail and shelving, fitted carpet, radiator and window to rear.

FAMILY BATHROOM:

Panelled bath with mixer tap and wall mounted shower attachment, pedestal wash hand basin, low level wc, chrome heated towel rail, tile effect laminate flooring, fully tiled walling and obscured window to rear.

OUTSIDE FRONT:

Brick paved driveway with access via an up/over door into the garage with concrete flooring, newly installed wall mounted electric consumer unit, wall mounted electric/gas meters, lighting and sockets, window and door to side. Area laid to lawn with mature shrubs and bushes and a gate to side with access to wooden shed, outside tap and in turn the rear garden.

OUTSIDE REAR:

A south westerly facing garden enjoying a good size concrete patio adjacent to the property ideal for garden table and chairs. The remainder of the garden is tiered and mainly laid to lawn offering a selection of established planting and shrubs along with flower bed borders and a bespoke wooden playhouse.

SITUATION:

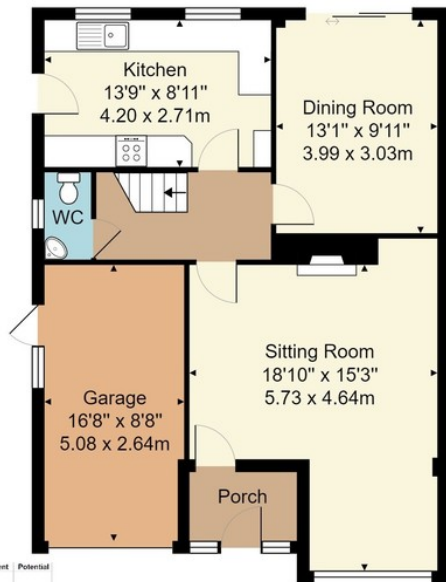
Crowborough is the largest and highest inland town in East Sussex, set within the High Weald Area of Outstanding Natural Beauty and bordering the Ashdown Forest. The town centre gives the impression of being a bustling village, with an excellent choice of supermarkets and numerous small, independent 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 offering 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.

TENURE: Freehold

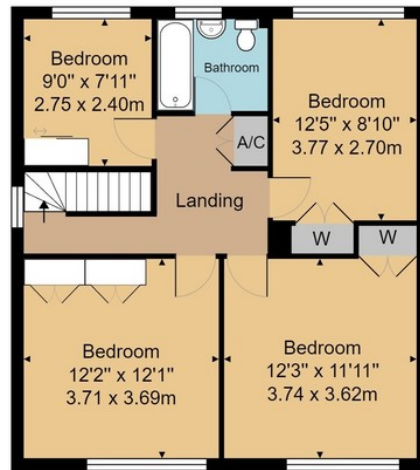
COUNCIL TAX BAND: E

VIEWING: By appointment with Wood & Pilcher Crowborough 01892 665666





Ground Floor



First Floor



House Approx. Gross Internal Area
1290 sq. ft / 119.9 sq. m

Approx. Gross Internal Area (Incl. Garage)
1445 sq. ft / 134.2 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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