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PILCHER**

Sales, Lettings, Land & New Homes



- Semi-Detached House
- 3 Bedrooms
- No Onward Chain
- Pleasant Rear Garden
- Off Road Parking
- Energy Efficiency Rating: C

Fermor Road, Crowborough

£425,000

woodandpilcher.co.uk

14 Fermor Road, Crowborough, TN6 3AN

Offered to the market chain free is this extended semi-detached family home offering a sitting room with feature fireplace, a kitchen/diner with utility area and a downstairs wc. To the first floor is a main bedroom with en suite shower room, two further bedrooms and a family bathroom. Externally to the front is a driveway providing off road parking and to the rear is a pleasant garden with a patio area adjacent to the property and an expanse of lawn.

Covered timber entrance porch with glass panelled uPVC door into:

ENTRANCE HALL:

Cupboard with worktop and shelving, engineered laminate flooring and stairs to first floor.

WC:

Dual flush low level wc, vanity wash hand basin, cupboard housing Worcester Bosch gas boiler, vinyl flooring, radiator and double glazed window to front.

SITTING ROOM:

Feature fireplace with oak bressumer and inset electric fire, two wooden wall cupboards, radiator, engineered laminate flooring and double glazed window to front.

KITCHEN/DINER:

Range of base units with composite worktops and upstands over, centre island with breakfast bar, pan drawers and further base units. Appliances include a 4-ring ceramic hob with extractor fan over, composite splashback and a twin oven below. Area for dining furniture, wall mounted LED lighting, engineered laminate flooring, skylight, two high level windows, double glazed window to rear and large double glazed patio doors opening to the rear garden.

UTILITY AREA:

Range of base units with composite worktops and upstands, integrated dishwasher and washing machine along with a one and half bowl stainless steel sink with mixer tap. Floor to ceiling timber wardrobe cupboard, under stairs cupboard and a double glazed window to side.

FIRST FLOOR LANDING:

Dropdown ladder with access to loft and carpet as fitted.

MAIN BEDROOM:

Two wardrobe cupboards, carpet as fitted, radiator, large double glazed window overlooking the rear garden and door into:

EN SUITE SHOWER ROOM:

Large tiled shower cubicle with rainfall showerhead and separate shower attachment, dual flush low level wc, vanity wash hand basin with storage under, vinyl flooring, chrome heated towel rail, extractor fan, LED lighting and an obscured double glazed window to rear.



BEDROOM:

Carpet as fitted, radiator and a double glazed window to front.

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Carpet as fitted, radiator and a double glazed window to front.

FAMILY BATHROOM:

Panelled bath with integrated shower over and separate handheld attachment, vanity wash hand basin with storage under, dual flush low level wc, chrome heated towel rail, vinyl flooring, extractor fan, LED lighting and a roof window.

OUTSIDE FRONT:

Tarmacadam drive with off road parking for several vehicles and side access via timber gate to the rear garden.

OUTSIDE REAR:

A good size attractive garden with concrete patio area adjacent to the property, expanse of lawn, area of shingle and all enclosed by fence borders to all sides.

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. The spa town of Royal Tunbridge Wells is approximately eight miles to the north where you will find the mainline railway station, a good selection 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:

D

VIEWING:

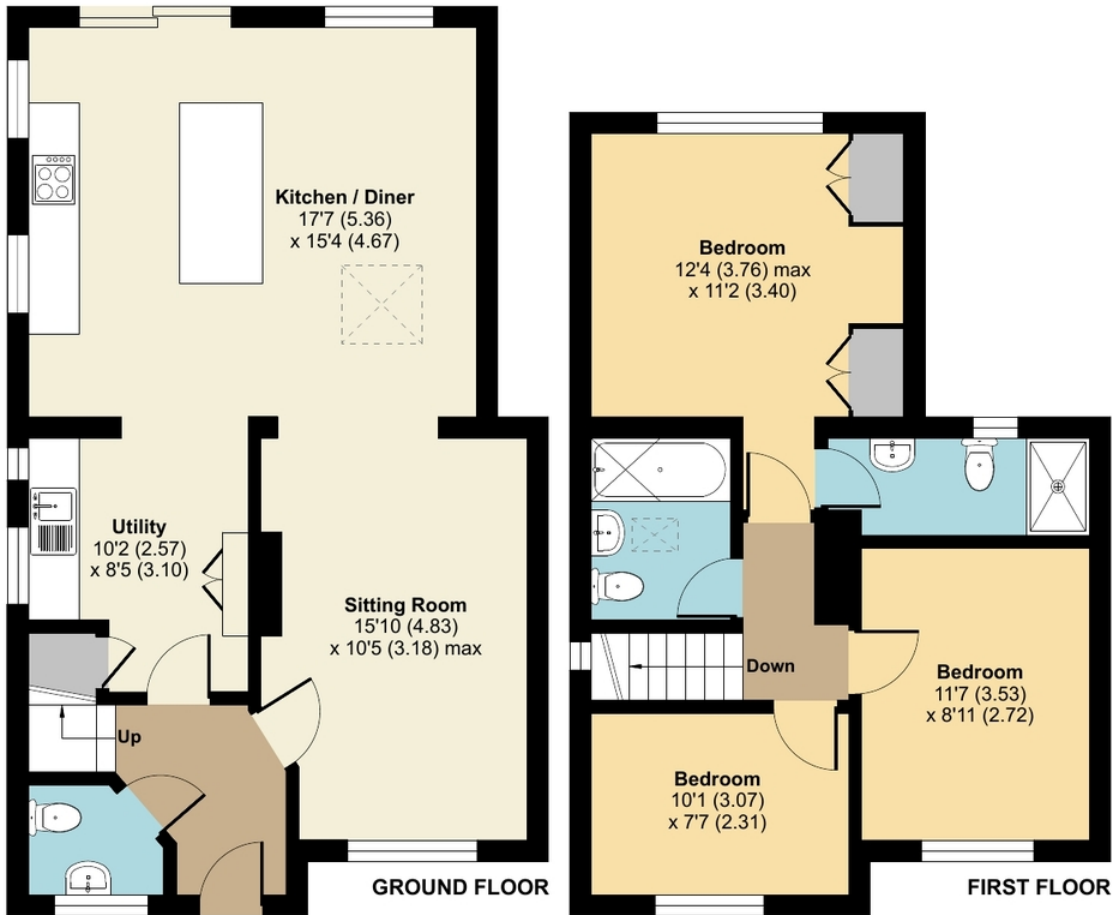
By appointment with Wood & Pilcher Crowborough 01892 665666



Approximate Area = 1100 sq ft / 102.2 sq m

For identification only - Not to scale

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Wood & Pilcher. REF: 1054788

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