



- Semi-Detached Family House
- 3 Bedrooms
- En Suite & Family Bathroom
- Rear Garden & Home Office
- Off Road Parking
- Energy Efficiency Rating: B

Cranborne Gardens, Crowborough

£450,000



7 Cranborne Gardens, Crowborough, TN6 1FA

Set at the end of exclusive private cul-de-sac is this modern semi-detached family home which has been lovingly cared for by our clients. The accommodation comprises a welcoming entrance hall with beautiful Ivory limestone flooring and access to a downstairs wc. The sitting room is spacious with aspect to front and to the rear of the property is a contemporary high gloss kitchen/dining room with plenty of room for a large dining room table and direct access out to the low maintenance and sunny rear garden. Upstairs there are three well-proportioned bedrooms, two with fitted wardrobes, a well-appointed family bathroom and an en suite shower room. Externally to the front is an area for off road parking and the lovely rear garden benefits from a recently installed home office allowing the space to be used for a variety of uses.

Composite door opens into:

ENTRANCE HALL:

Under stairs cupboard with electric consumer unit and lighting, Ivory limestone floor tiling, radiator, recessed LED spotlighting and smoke alarm.

WC:

Low level wc, drawer storage unit incorporating a rectangular sink with mixer tap and tiled splashback, wall mounted mirror, radiator, extractor fan, recessed spotlighting, Ivory limestone floor tiling and window to side.

SITTING ROOM:

Two ceiling lights, smoke alarm, fitted carpet, radiator and window to front with fitted blind.

KITCHEN/DINING ROOM:

Range of high and low level units with under unit lighting, grey composite worksurfaces and stainless steel sink with mixer tap. Appliances include two



high level double ovens with microwave above, 5-ring hob with extractor fan, tall fridge/freezer, dishwasher and washer/dryer. Plenty of room for dining furniture, cupboard housing wall mounted Ideal combi boiler, carbon monoxide alarm, Ivory limestone flooring, recessed LED spotlighting, smoke alarm, window and French doors both with fitted blinds enjoy aspect to rear and access out to a patio and garden beyond.

FIRST FLOOR LANDING:

Oak balustrade, fitted carpet, radiator, smoke alarm, recessed spotlighting and large hatch with ladder to part boarded loft with light.

MAIN BEDROOM:

Fitted wardrobe with hanging rail and shelving, fitted carpet, radiator, window to front with fitted blind and door into:

EN SUITE SHOWER ROOM:

Corner cubicle with rainfall showerhead and separate handheld attachment, low level wc, drawer storage unit incorporating a rectangular sink with mixer tap and mirror above, tiled flooring, chrome heated towel rail, recessed spot lighting and extractor fan.

BEDROOM:

Fitted wardrobe with hanging rail and shelving, fitted carpet, radiator and window to rear with fitted blind enjoying far reaching views.

BEDROOM:

Fitted carpet, radiator and window to rear with fitted blind and far reaching views.

FAMILY BATHROOM:

Panelled bath with shower over and separate shower attachment, low level wc, drawer storage unit incorporating a rectangular sink with mixer tap, high gloss tiled flooring, chrome heated towel rail, square insert with feature mirror, shaver point, recessed spot lighting, extractor fan and obscured window to front.

OUTSIDE FRONT:

Brick paved driveway providing off road parking and pathway to main entrance, selection of flower bed borders and wooden gate provides side access to the rear garden.

OUTSIDE REAR:

Part paved, part shingle for ease of maintenance along with raised flower bed borders and attractive fish pond. **HOME OFFICE:** Hardwiring for Wi-Fi connection, wood effect laminate flooring, wall mounted electric consumer unit, two wall mounted electric radiators, recessed spot lighting, two windows with fitted blinds and French doors opening to the garden.

SITUATION:

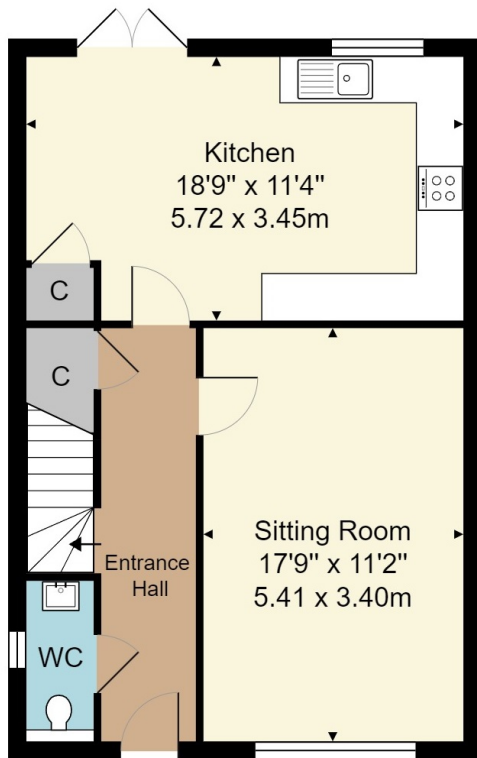
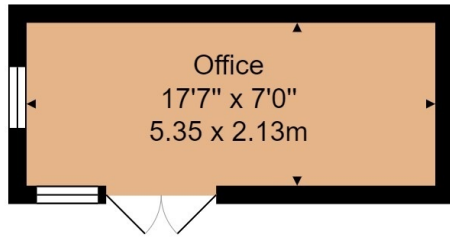
Crowborough is the largest and highest inland town in East Sussex, set within the High Weald Area of Outstanding Natural Beauty and bordering the Ashdown Forest. The town centre gives the impression of being a bustling village, with an excellent choice of supermarkets and numerous small, independent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

TENURE: Freehold **COUNCIL TAX BAND:** D

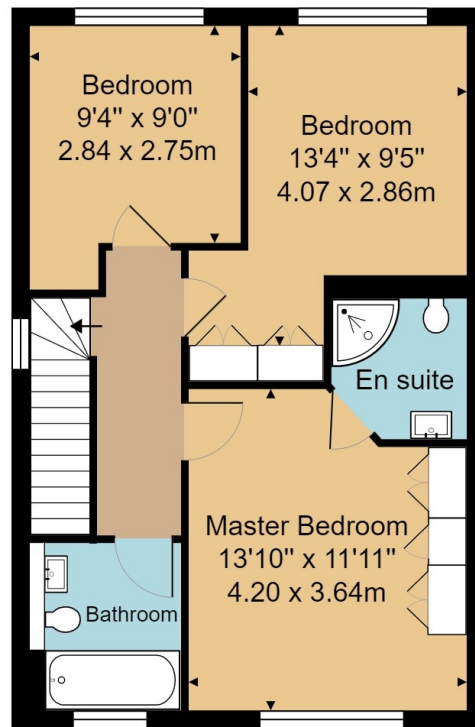
AGENTS NOTE: There is a monthly estate charge of currently £88.58 per month. We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

VIEWING: By appointment with Wood & Pilcher Crowborough 01892 665666





Ground Floor



First Floor

House Approx. Gross Internal Area 1103 sq. ft / 102.5 sq. m
Office Approx. Internal Area 123 sq. ft / 11.4 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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