



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Detached Bungalow
- No Onward Chain
- 3 Bedrooms
- Pleasant Rear Garden
- Garage & Off Road Parking
- Energy Efficiency Rating: D

**Brooklands Avenue, Crowborough**

**£395,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)



**17 Brooklands Avenue, Crowborough, TN6 3BP**

Offered to the market chain free is this much-loved detached bungalow providing well appointed accommodation. Upon entry to the property is a welcoming entrance hall, a sitting room with feature fireplace located to the front of the property and to the rear is an open plan kitchen/diner and access to a conservatory which in turn leads directly out to the rear garden. There are three bedrooms, two with built-in wardrobes and a family bathroom. Externally to the front is an area of garden, area for off road parking and access to a tandem garage. The garden to rear enjoys a pleasant rural aspect over woodland together with a good expanse of lawn and rear access to the garage.

Double doors open into:

**ENTRANCE HALL:**

Large airing cupboard with radiator and small cupboard above, cupboard housing fusebox and meters, loft hatch, fitted carpet and radiator.

**SITTING ROOM:**

Stone fireplace and hearth with gas fire insert, fitted carpet, two radiators and window to front.

**KITCHEN/DINER:**

Kitchen Area:

Range of wall, base and drawer units with under unit lighting with wood block worktops incorporating a stainless steel one and half bowl sink. Appliances include an eye level double oven with grill, 4-ring gas hob with extractor fan above, built-in fridge/freezer and space for a washing machine and tumble dryer. Cupboard housing Baxi boiler, laminate flooring, LED spotlighting and window to side.

Dining Area:

Space for dining furniture, large radiator, fitted carpet, LED spot lighting, large window to rear and further window into Conservatory.

**CONSERVATORY:**

Ceramic tiled flooring and French doors opening out to the rear garden.

**BEDROOM:**

Large built-in wardrobes, fitted carpet, radiator and window to front with fitted blind.

**BEDROOM:**

Built-in sliding louvre door wardrobes with drawer storage beneath, fitted carpet and window to rear.





**BEDROOM:**

Currently used as a study with fitted carpet, radiator and window to side.

**FAMILY BATHROOM:**

Bath with mixer tap, electric shower over and separate handheld shower attachment, wc, pedestal sink, wall mounted vanity mirrored cabinet, large towel rail, terracotta style tiled flooring, part tiled walling and obscured window into Conservatory.

**OUTSIDE FRONT:**

The area of garden is principally laid to lawn with a driveway providing off road parking and access via and up/over electric door to a tandem garage with power and light and glass door to rear garden.

**OUTSIDE REAR:**

A lovely garden offering a good deal of privacy and predominately laid to lawn with well stocked herbaceous borders. In addition is a lockable gate to area of woodland to rear and side gate with access to driveway.

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

C

**VIEWING:**

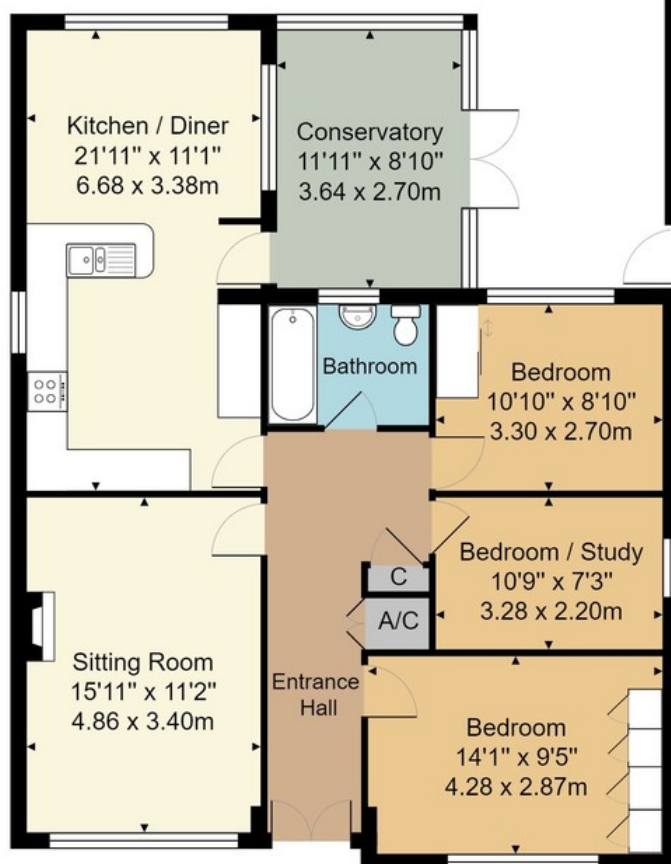
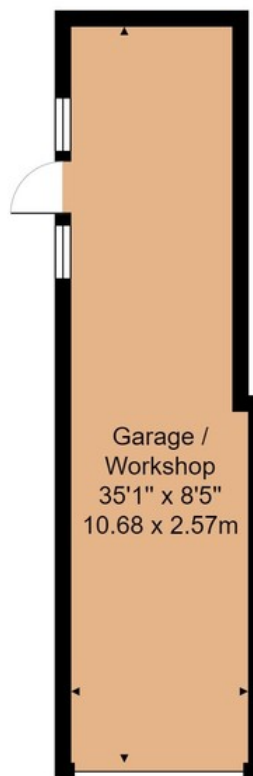
By appointment with Wood & Pilcher Crowborough 01892 665666



Bungalow Approx. Gross Internal Area  
1047 sq. ft / 97.3 sq. m

Garage Approx. Internal Area  
282 sq. ft / 26.2 sq. m

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
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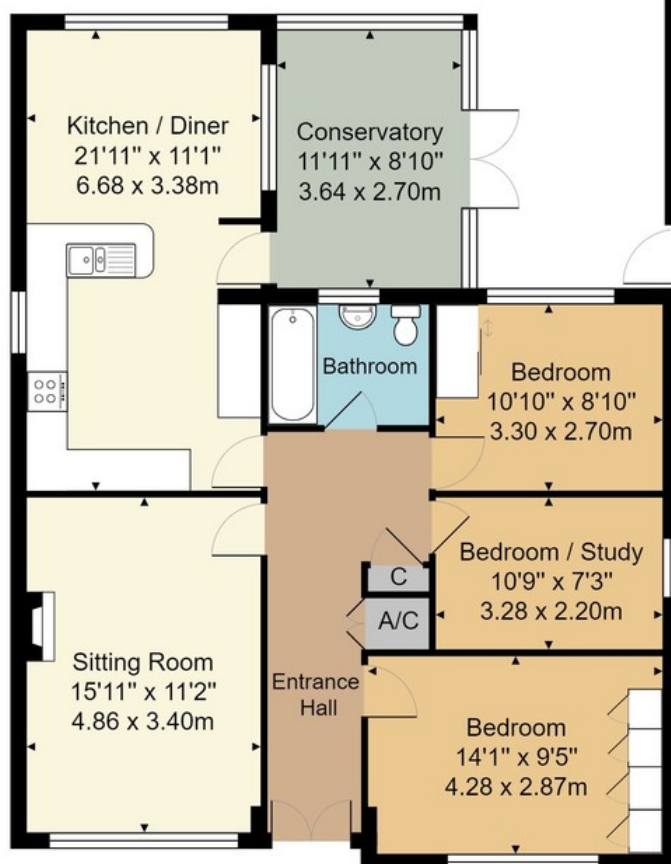
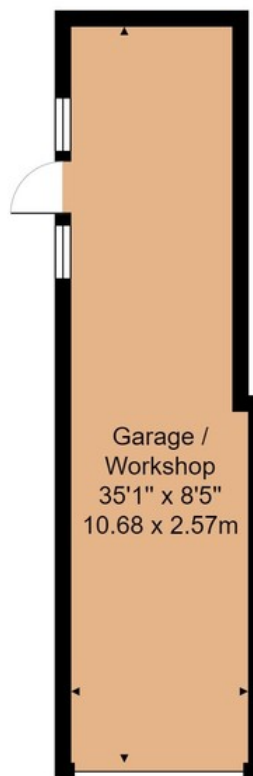
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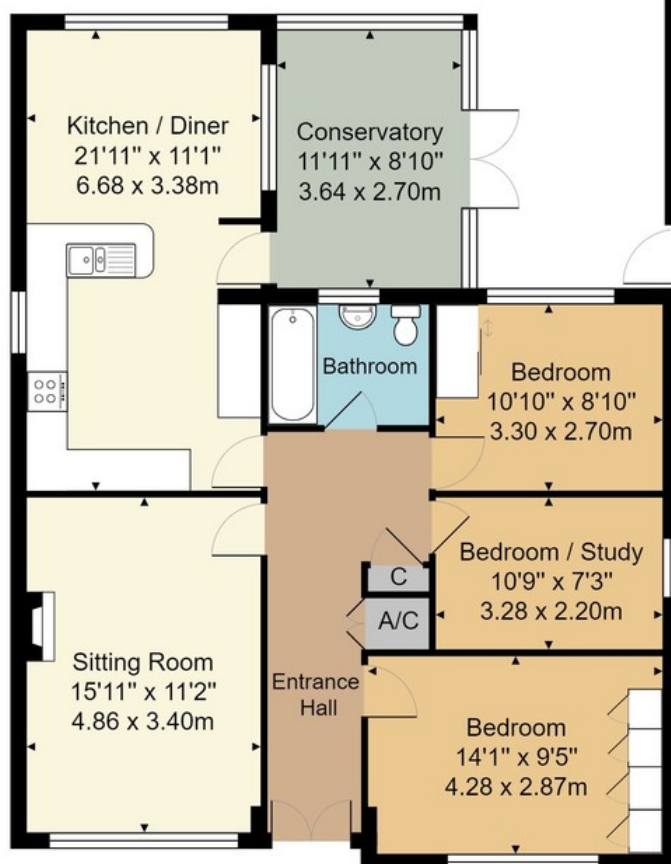
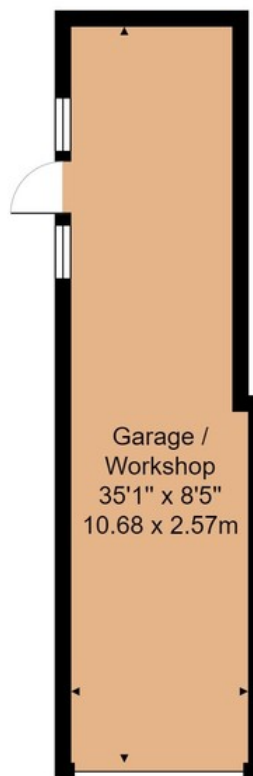
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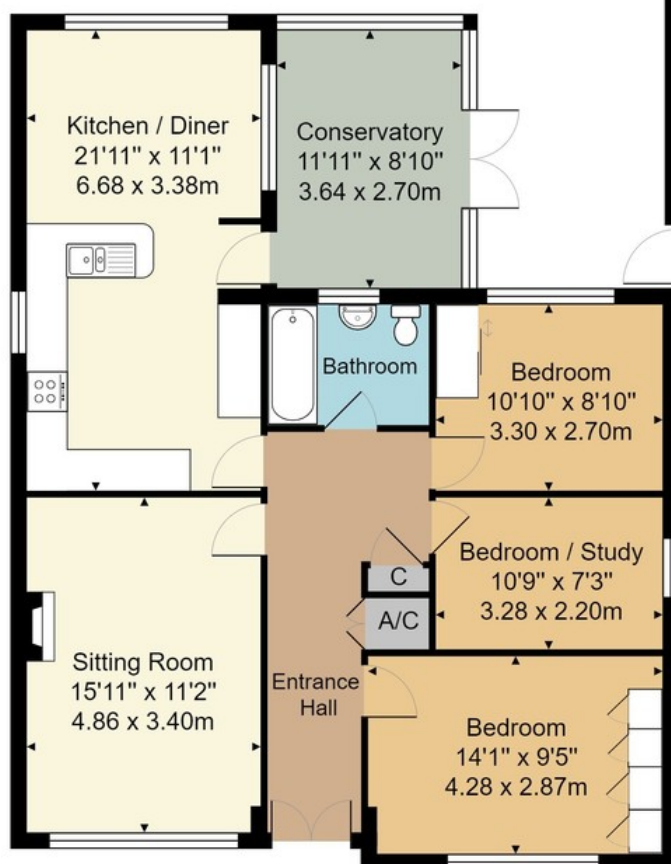
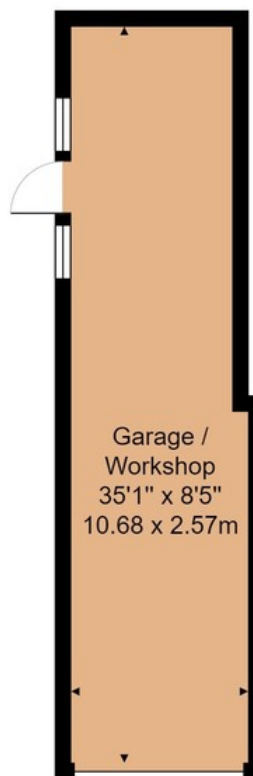




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Freehold

**COUNCIL TAX BAND:**

C

**VIEWING:**

By appointment with Wood & Pilcher Crowborough 01892 665666

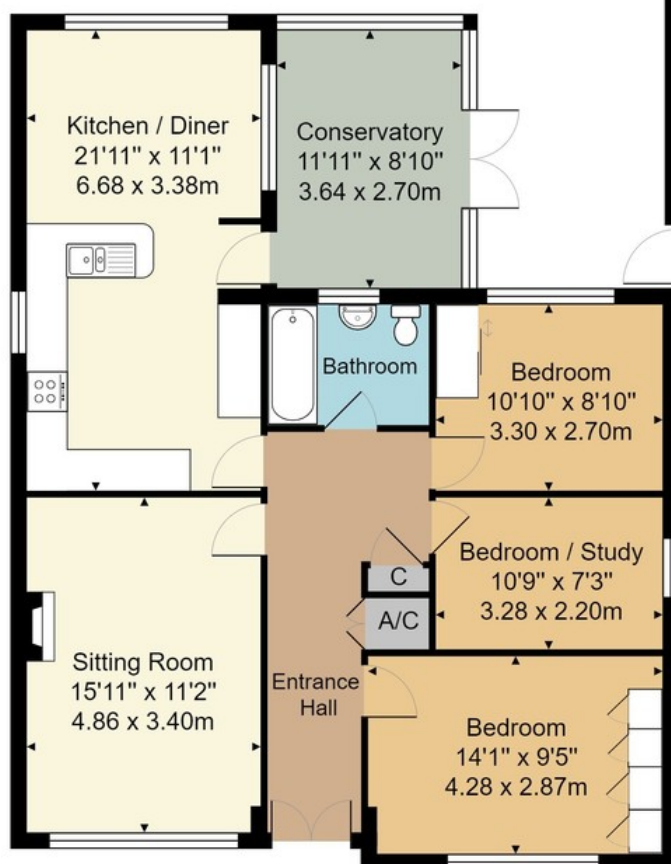
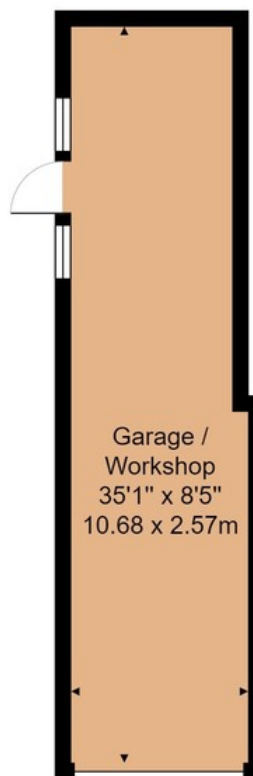




Bungalow Approx. Gross Internal Area  
1047 sq. ft / 97.3 sq. m

Garage Approx. Internal Area  
282 sq. ft / 26.2 sq. m

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Detached Bungalow
- No Onward Chain
- 3 Bedrooms
- Pleasant Rear Garden
- Garage & Off Road Parking
- Energy Efficiency Rating: D

**Brooklands Avenue, Crowborough**

**£395,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)



**17 Brooklands Avenue, Crowborough, TN6 3BP**

Offered to the market chain free is this much-loved detached bungalow providing well appointed accommodation. Upon entry to the property is a welcoming entrance hall, a sitting room with feature fireplace located to the front of the property and to the rear is an open plan kitchen/diner and access to a conservatory which in turn leads directly out to the rear garden. There are three bedrooms, two with built-in wardrobes and a family bathroom. Externally to the front is an area of garden, area for off road parking and access to a tandem garage. The garden to rear enjoys a pleasant rural aspect over woodland together with a good expanse of lawn and rear access to the garage.

Double doors open into:

**ENTRANCE HALL:**

Large airing cupboard with radiator and small cupboard above, cupboard housing fusebox and meters, loft hatch, fitted carpet and radiator.

**SITTING ROOM:**

Stone fireplace and hearth with gas fire insert, fitted carpet, two radiators and window to front.

**KITCHEN/DINER:**

Kitchen Area:

Range of wall, base and drawer units with under unit lighting with wood block worktops incorporating a stainless steel one and half bowl sink. Appliances include an eye level double oven with grill, 4-ring gas hob with extractor fan above, built-in fridge/freezer and space for a washing machine and tumble dryer. Cupboard housing Baxi boiler, laminate flooring, LED spotlighting and window to side.

Dining Area:

Space for dining furniture, large radiator, fitted carpet, LED spot lighting, large window to rear and further window into Conservatory.

**CONSERVATORY:**

Ceramic tiled flooring and French doors opening out to the rear garden.

**BEDROOM:**

Large built-in wardrobes, fitted carpet, radiator and window to front with fitted blind.

**BEDROOM:**

Built-in sliding louvre door wardrobes with drawer storage beneath, fitted carpet and window to rear.





**BEDROOM:**

Currently used as a study with fitted carpet, radiator and window to side.

**FAMILY BATHROOM:**

Bath with mixer tap, electric shower over and separate handheld shower attachment, wc, pedestal sink, wall mounted vanity mirrored cabinet, large towel rail, terracotta style tiled flooring, part tiled walling and obscured window into Conservatory.

**OUTSIDE FRONT:**

The area of garden is principally laid to lawn with a driveway providing off road parking and access via and up/over electric door to a tandem garage with power and light and glass door to rear garden.

**OUTSIDE REAR:**

A lovely garden offering a good deal of privacy and predominately laid to lawn with well stocked herbaceous borders. In addition is a lockable gate to area of woodland to rear and side gate with access to driveway.

**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. The spa town of Royal Tunbridge Wells is approximately eight miles to the north where you will find the mainline railway station, good range of schooling and an excellent mix of retailers, eateries and pavement cafes spread through the historic Pantiles and The Old High Street.

**TENURE:**

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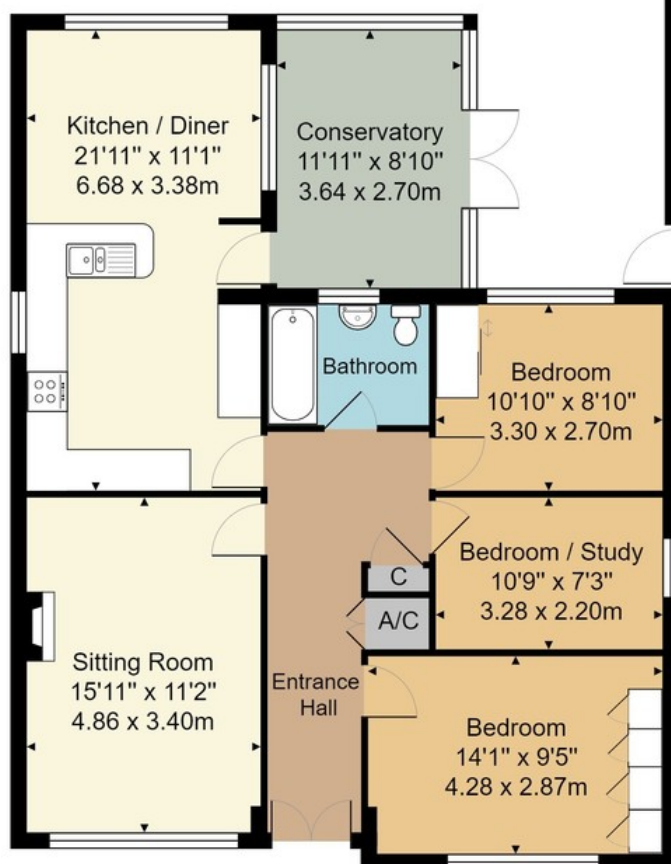
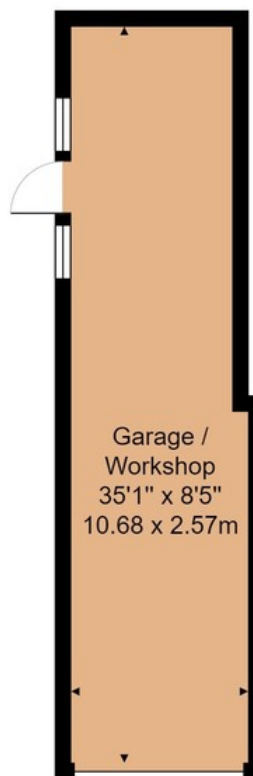




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- No Onward Chain
- 3 Bedrooms
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- Energy Efficiency Rating: D

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**£395,000**

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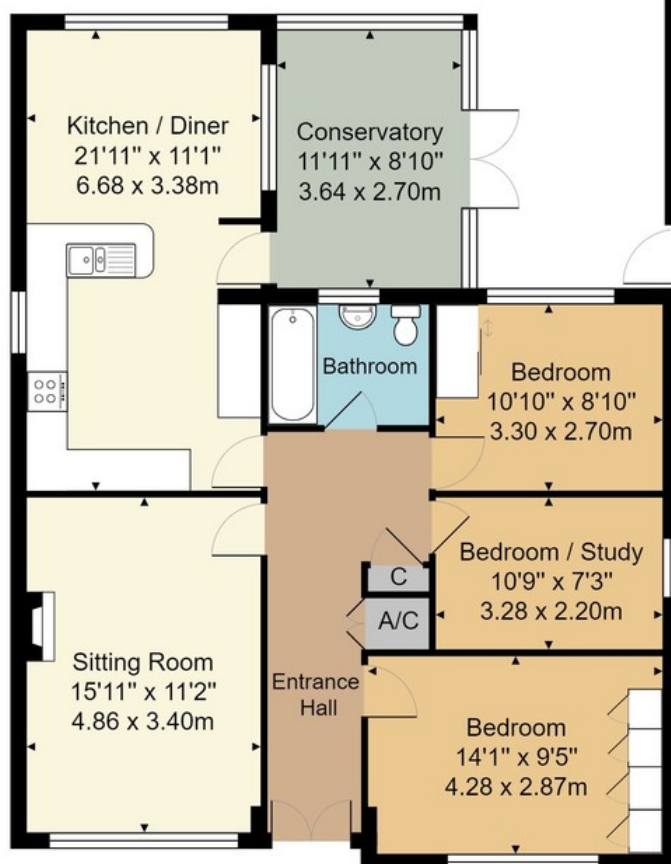
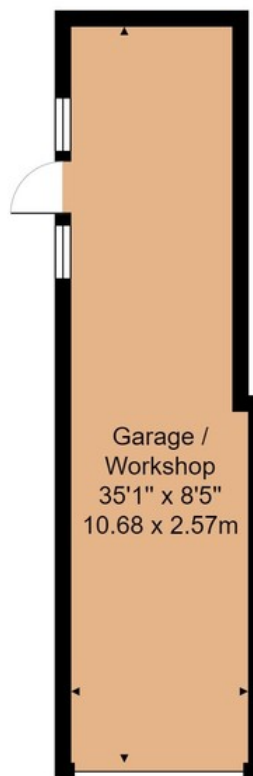
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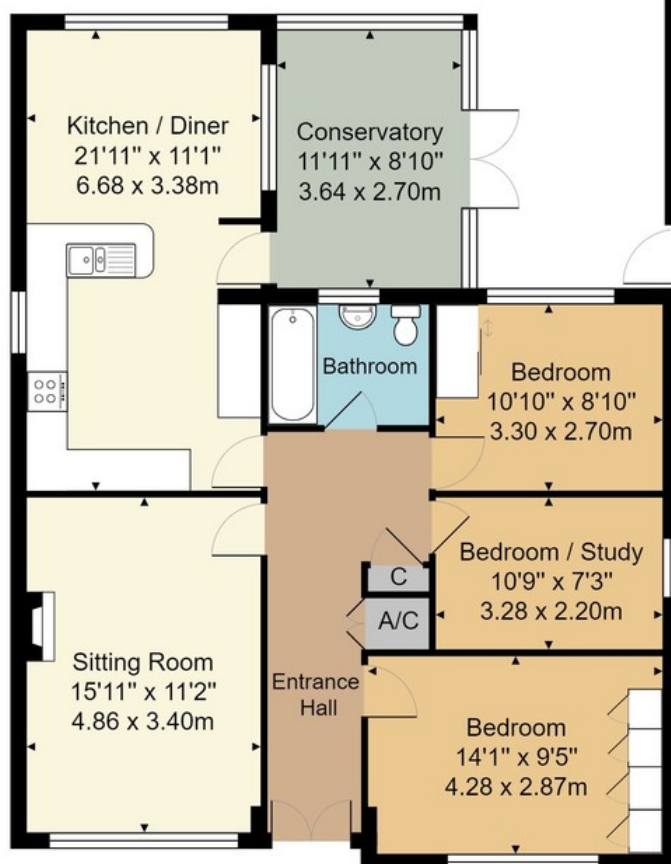
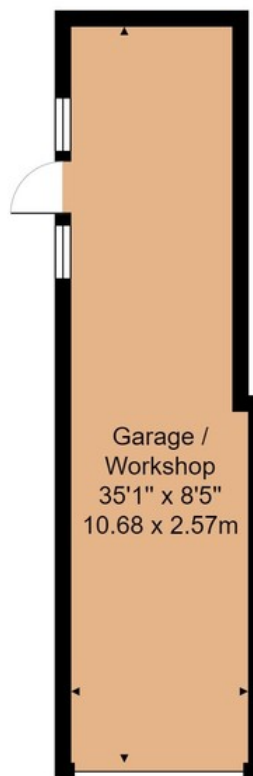
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