



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- End Of Terrace House
- No Onward Chain
- 2/3 Bedrooms
- Kitchen & Utility Room
- Parking Space
- Energy Efficiency Rating: D

Troy Close, Crowborough

£325,000

woodandpilcher.co.uk



3 Troy Close, Crowborough, TN6 1EX

Set in a quiet cul-de-sac and offered to the market chain free is this end of terrace home providing versatile accommodation. The property was formally a three bedroom home and could be reverted back to the original layout. Upon entry to the property is an entrance hall with good size utility room and downstairs cloakroom. The sitting/dining room is spacious and benefits from an attractive fireplace and an archway to a dining area with direct access out to the rear garden. Located to the side of the property is a traditional style kitchen with a range of high and low level units and a downstairs bedroom could also be used as a study/formal dining area. To the first floor is the main bedroom with fitted wardrobes, an open study formally bedroom three and a family bathroom benefiting from a bath and separate shower cubicle. From the first floor landing an open staircase rises to a good size loft area currently used for storage. Externally is the advantage of a small driveway with off road parking for one vehicle and an L-shaped rear garden. This property is well presented and maintained throughout and should be viewed without delay.

ENTRANCE HALL:

Understairs storage cupboard, fitted carpet, radiator, smoke alarm and telephone point.

UTILITY ROOM:

Range of high and low level units with wood effect roll top worksurface incorporating a sink with swan mixer tap. Space for washing machine, tumble dryer and low level freezer. Worcester Bosch combi boiler, electric fuseboard and window to front with fitted blind.

WC:

Low level wc, wash hand basin with mixer tap and glass fronted cabinet above, high level fitted unit, fitted carpet, part tiled walling and extractor fan.



SITTING/DINING ROOM:

Sitting Area:

Edwardian style fireplace incorporating a gas fire insert with green tiled cheeks, tiled hearth and wooden mantel, fitted carpet, two radiators and archway into:

Dining Area:

Space for dining furniture, fitted carpet, wall lighting and French doors leading out to a rear patio and garden beyond.

KITCHEN:

Range of high and low level units with granite effect roll top worksurfaces incorporating a one and half bowl sink with swan mixer tap. Fan assisted oven with grill, 4-ring gas hob with extractor fan above and a built-in dishwasher. Tiled flooring and window to side with fitted blind.

DOWNSTAIRS BEDROOM:

Loft hatch, fitted carpet, radiator and window to rear.

FIRST FLOOR LANDING:

Archway opening into:

OPEN STUDY AREA:

Fitted carpet, radiator and window to rear with fitted blind. Please note this room was formally a bedroom, a bespoke door could be added to revert back to a bedroom.

BEDROOM:

Range of fitted wardrobes with hanging rail and shelving, selection of cupboards and a dressing area with seating and mirror, fitted carpet, radiator and window to front with fitted blind.

FAMILY BATHROOM:

Panelled bath with mixer tap and handheld shower attachment, corner tiled shower cubicle with rainfall showerhead and handheld shower attachment, low level wc, traditional style sink and mirror above, range of storage cupboards, heated towel rail, fitted carpet, part tiled walling and window to side with fitted roller blind.

LOFT SPACE:

Fitted cupboards with hanging rail and shelving, eaves storage, wall lighting, fitted carpet, radiator and two small Velux windows.

OUTSIDE FRONT:

The garden is principally laid to lawn with raised flower bed borders. A small driveway provides off road parking for one vehicle and access to a wooden storage shed. To the rear is an L-shaped garden featuring a covered paved patio offering plenty of room for garden furniture, circular paved patio, selection of mature planting along with a decked area and garden shed.

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.

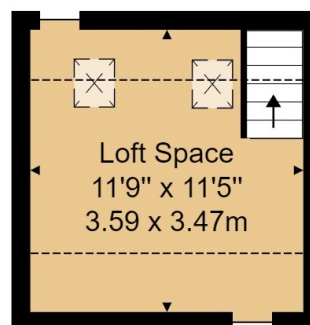
TENURE: Freehold

COUNCIL TAX BAND: C

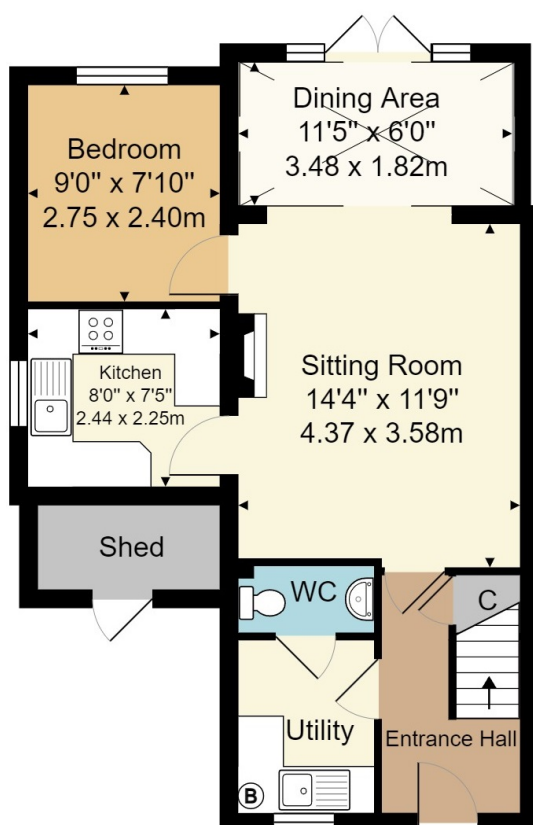
VIEWING: By appointment with Wood & Pilcher Crowborough 01892 665666



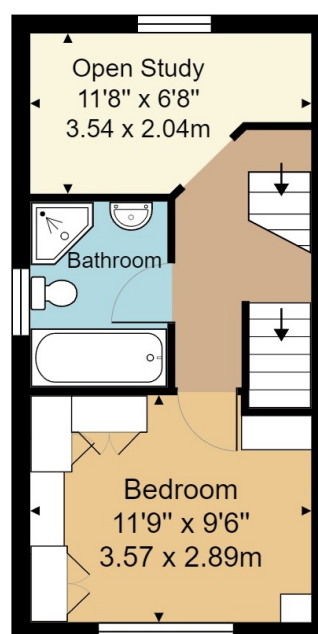
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Second Floor



Ground Floor



First Floor

Approx. Gross Internal Area 930 ft² ... 86.4 m² (excluding shed)

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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