



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

St Richards Road, Crowborough

£410,000



4 St Richards Road, Crowborough, TN6 3AT

Welcome to this detached family house, situated in a sought-after residential area with excellent access to the mainline railway station. The well-presented property boasts a bright and spacious layout, perfect for modern living. Upon entering, you are greeted by an entrance hall, a dual aspect sitting/dining room that offers a versatile space for entertaining. Adjacent to the sitting/dining room is a delightful conservatory, providing an inviting area with aspect over the south-westerly facing rear garden. The kitchen is practical and fitted with a range of high and low level units providing ample storage space. Additionally, the property features three comfortable bedrooms, ideal for accommodating families or guests with a family bathroom and separate WC. Outside, the property benefits from off-road parking and a garage. A particular feature of this property is undoubtedly its south-westerly facing rear garden, perfect for enjoying the sunshine. Offered with no onward chain, this property presents an excellent opportunity to make a hassle-free move.

ENCLOSED PORCH:

Vinyl flooring and glazed door into:

ENTRANCE HALL:

Radiator, fitted carpet and stairs to first floor.

SITTING/DINING ROOM:

Limestone effect fireplace and mantel with black granite hearth and inset fire (not tested), fitted carpet, large window to front and sliding doors to the conservatory.



CONSERVATORY:

Vinyl flooring and door leading out to the rear garden.

KITCHEN:

Range of high and low level units with worktops over incorporating a sink bowl with swan mixer tap. Electric oven with gas hob and extractor above, fridge/freezer and washing machine (both not tested). Part tiled walling, vinyl flooring, spotlighting, smoke alarm, window to rear and door to side.

FIRST FLOOR LANDING:

Airing cupboard with tank and wooden shelving, loft hatch, smoke alarm and window to side.

BEDROOM:

Radiator, fitted carpet and window to front.

BEDROOM:

Storage cupboard, radiator, fitted carpet and window to rear.

BEDROOM:

Radiator, fitted carpet and window to front.

BATHROOM:

Panelled bath with Aqualisa shower over, sink, radiator and window to rear.

WC:

Low level wc and window to side.

OUTSIDE FRONT:

Expanse of lawn with various shrubs and planting with steps and pathway to the main entrance. In addition is a concrete driveway providing off road parking and access to a garage via electric door and currently housing the Worcester boiler, gas/electric meters, water tap and window to side.

OUTSIDE REAR:

Enjoying a south westerly aspect the garden offers a small patio area with an expanse of lawn and various flower and bed borders.

SITUATION:

Crowborough town provides an excellent range of shopping facilities including a bank, post office, doctors, dentists, supermarkets and an array of independent shops and retailers. The area is well served for both state and private junior and secondary schooling with sporting and recreational facilities including several golf courses 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 and a good range of schooling.

AGENTS NOTE:

Hive and Broadband system in situ but not tested.

TENURE:

Freehold

COUNCIL TAX BAND:

D

VIEWING:

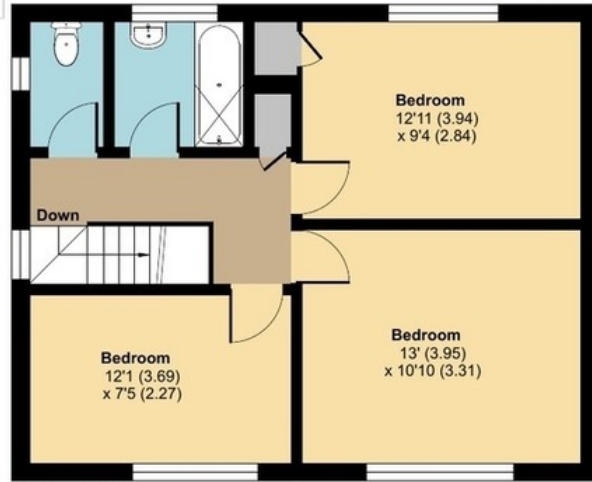
By appointment with Wood & Pilcher Crowborough 01892 665666



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
65-68	D	64 D	
55-64	E		
49-54	F		
1-48	G		

Approximate Area = 1099 sq ft / 102.1 sq m
 Garage = 138 sq ft / 12.8 sq m
 Total = 1237 sq ft / 114.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Wood & Pilcher. REF: 1102381

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