



71 Beeches Road, Crowborough, East Sussex



 **KMJProperty**
Your local independent Estate Agent

- Detached Garage
- Driveway
- 2 Double Bedrooms
- Double Glazing throughout
- Central Location
- Front and rear garden
- Council Tax Band C
-

Approaching the property you are welcomed with a small but easily maintained front garden with a paved walkway to the front and back door providing easy access to the garage and a conveniently covered entrance.

Stepping into the property you are greeted with a generous entrance hall providing you easy access to all rooms and the loft.

The property has 2 double bedrooms one of which is fitted with built in wardrobes.

The large lounge/diner is situated to the rear of the property with glazed double doors opening to the patio and gardens. This area offers the perfect space for entertaining.

Heading into the kitchen, this is a large open plan double aspect room, fitted with a modern range of units to eye and base level and comprising a single bowl stainless steel sink unit with mixer tap and drainer. Space and plumbing for appliances and double glazed windows overlooking the side and rear of the property with views across the garden.

The bathroom is fitted with a white suite offering a bath, shower cubicle, pedestal wash basin, and low level WC, with part tiled walls, tiled flooring, opaque window to side, recessed spotlighting, underfloor heating and heated chrome ladder style towel rail.

The rear garden is a generous size with a lawn flanked by a wide variety of mature flower and shrub beds. To the far end of the garden there is a beautiful partly glazed summer house as well as a large greenhouse and a useful vegetable garden. The gardens offer almost total seclusion and are enclosed by thick natural hedging.

Adjacent to the front garden is a private driveway continuing to a detached garage. To the rear of the garage there is a useful gardeners WC and a storage area with steps ascending to a large adjoining workshop/potting store.

Located in a desirable position offering convenient access to Crowborough town centre, a general store and both primary and secondary schools.

MORE PROPERTIES REQUIRED IN ALL AREAS



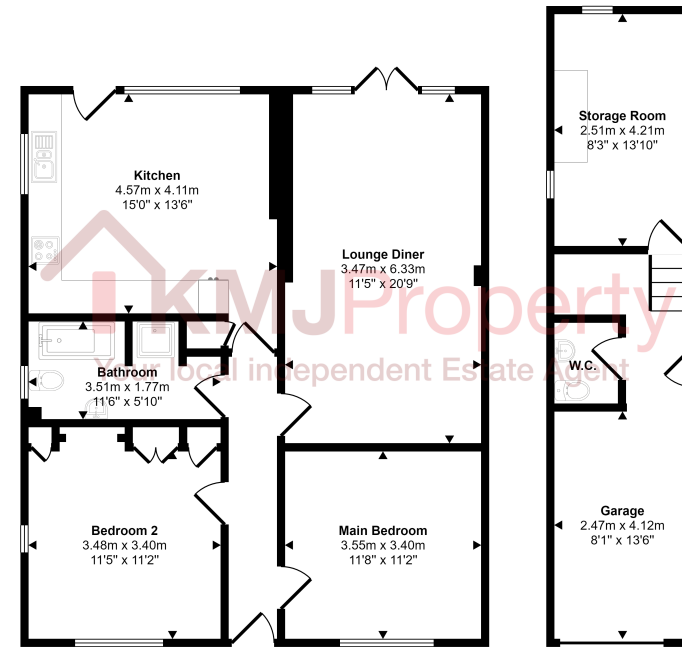


Notes

Council Tax: C

Tenure: Freehold

Approx Gross Internal Area
110 sq m / 1182 sq ft



Ground Floor
Approx 82 sq m / 879 sq ft

Outbuilding
Approx 28 sq m / 303 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

AGENT NOTE: KMJ Property, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or the existence of any Covenants or other legal matters which may affect the property.

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