



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Detached Family House
- 4 Bedrooms
- 2 Reception Rooms
- Front & Rear Gardens
- Off Road Parking & Garage
- Energy Efficiency Rating: D

Bridger Way, Crowborough

£450,000

woodandpilcher.co.uk



68 Bridger Way, Crowborough, TN6 2XE

This attractive detached home, located in a quiet, sought after cul-de-sac, boasts lovely front and rear gardens, off-road parking, and a garage. Upon entry to the property you are greeted with an inner porch with an area for hanging of coats which leads to a hallway and a downstairs WC. To the ground floor is a bright and airy sitting room featuring an inviting fireplace, ripe for conversion to a wood-burning stove, a dining room and traditional kitchen with garden access. To the first floor are four bedrooms and a family bathroom. We feel this property offers a blank canvas for personalisation and should be viewed without delay.

Double glazed door opens into:

PORCH:

Coats hanging area, wood effect laminate flooring, radiator, window to front and glass sliding door opens into:

ENTRANCE HALL:

Under stairs cupboard housing electric consumer unit, wood effect laminate flooring, radiator and smoke alarm.

DOWNSTAIRS CLOAKROOM:

Low level wc, wash hand basin with mixer tap, wood effect laminate flooring, part tiled walling and window to side with fitted blind.

SITTING ROOM:

Attractive feature brick fireplace with tiled hearth, oak beam, fitted carpet, two radiators and bay window with fitted plantation blinds to the front.



DINING ROOM:

Currently used as an office with plenty of room for dining furniture, fitted carpet, radiator and sliding doors open out to a rear patio and garden beyond.

KITCHEN:

Shaker style range of high and low level units with roll top work surface and stainless steel sink with swan mixer tap. Appliances include a fan assisted oven, 4-ring gas hob and extractor fan above with separate spaces for a low level fridge, washing machine, tumble dryer and medium size fridge/freezer. Cupboard housing boiler, wood effect laminate flooring, window to rear and door opening out to a patio and garden beyond.

FIRST FLOOR LANDING:

Airing cupboard housing hot water tank with wooden slatted shelving, hatch with ladder to part boarded loft with light, fitted carpet, smoke alarm and window to side.

MAIN BEDROOM:

Plenty of fitted wardrobes with hanging rail and shelving, fitted cupboards and vanity unit, fitted carpet, radiator and window to rear.

BEDROOM:

Fitted carpet, radiator and window to front.

BEDROOM:

Currently used as an office with fitted carpet, radiator and window to the rear.

BEDROOM:

Currently used as a sewing room comprising a fitted cupboard with shelving and hanging rail, wood effect laminate flooring, radiator and window to front.

BATHROOM:

Panelled bath with mixer tap and shower over, low level wc, sink set into vanity unit with shelving, tile effect vinyl flooring, part tiled walling, radiator and obscured window to rear.

OUTSIDE FRONT:

A beautiful well stocked area of garden with a mock cherry tree, mature camellia and a selection of shrubs. The remainder of the garden is principally laid to lawn with a driveway providing off road parking for two vehicles and access to a garage with an up/over door, concrete flooring, vent for tumble dryer, electric lighting and door with access to rear garden. To the rear the private area of garden is predominantly laid to lawn with an array of established planting and a mock cherry tree, a brick paved patio with BBQ and a small shed.

SITUATION:

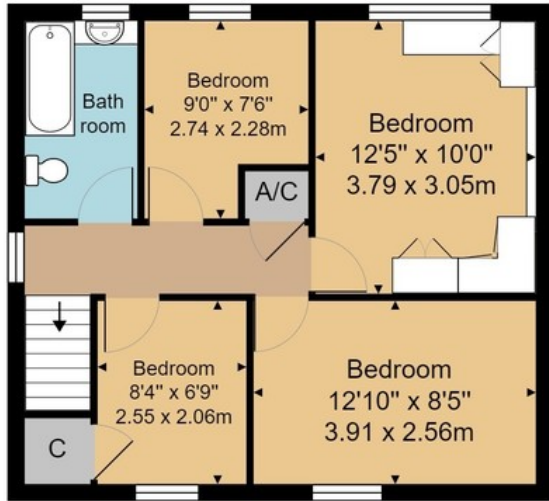
Crowborough is the largest and highest inland town in East Sussex, set within the High Weald Area of Outstanding Natural Beauty and bordering the Ashdown Forest. The town centre gives the impression of being a bustling village, with an excellent choice of supermarkets and numerous small, independent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

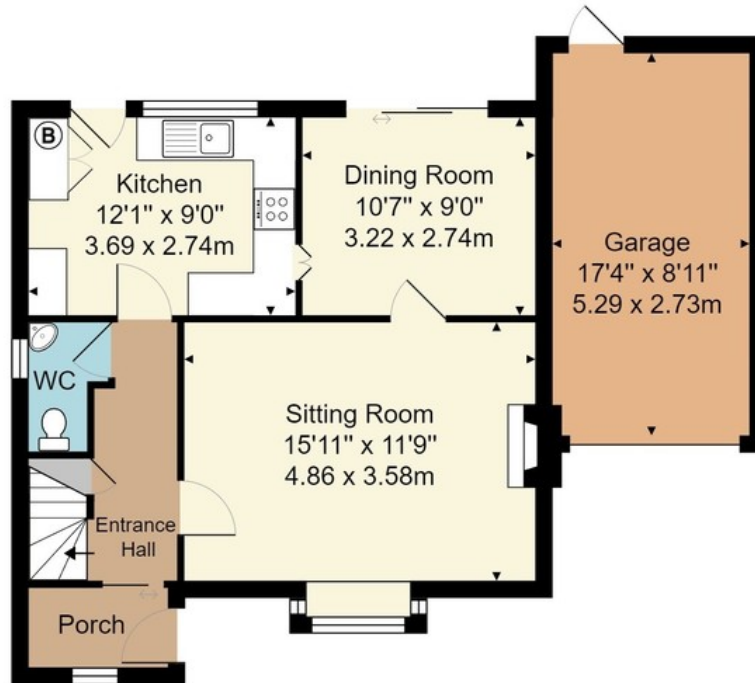
COUNCIL TAX BAND: E

VIEWING: By appointment with Wood & Pilcher Crowborough 01892 665666





First Floor



Ground Floor

House Approx. Gross Internal Area 1006 sq. ft / 93.5 sq. m
 Approx. Gross Internal Area (Incl. Garage) 1173 sq. ft / 109.0 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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