



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Detached Family House
- 4 Bedrooms
- No Onward Chain
- Front & Rear Gardens
- Garage & Off Road Parking
- Energy Efficiency Rating: C

Booker Close, Crowborough

£475,000

woodandpilcher.co.uk

6 Booker Close, Crowborough, TN6 2XT

Offered to the market chain free and set to end of a cul-de-sac is this good size detached family home located within the popular Montargis Estate. The accommodation comprises a welcoming entrance hall with wc, a spacious sitting/dining room with direct access out to the rear garden and a modern fitted kitchen. To the first floor are four bedrooms and a family bathroom. Externally to the front is the advantage of a single garage and off road parking and to the rear is a pleasant rear garden to include a patio and various areas of lawn.

COVERED ENTRANCE PORCH:

Obscured glazed uPVC door opens into:

ENTRANCE HALL:

Coir entrance matting, fitted carpet, radiator, stairs to first floor and coats cupboard with storage above.

CLOAKROOM:

Low level wc, vanity wash hand basin, tiled flooring, radiator and obscured window to side.

STUDY:

Fitted carpet, radiator and window to front.

KITCHEN:

Range of wall and base units with worktops over, tiled splashbacks and stainless steel sink with mixer tap, Four ring gas hob with extractor fan over and oven under and separate spaces for washing machine and fridge/freezer. Wall mounted gas boiler, vinyl flooring, window to rear and door to rear patio.

SITTING/DINING ROOM:

Dado rails, radiator, fitted carpet, tv point, window and door to rear and box bay window to front.

FIRST FLOOR LANDING:

Fitted carpet, access to loft and window to side.

BEDROOM:

Fitted carpet, radiator and window to front.

BEDROOM:

Exposed floorboards, radiator and window to front.

BEDROOM:

Fitted carpet, radiator and window to rear.

BEDROOM:

Floating shelving, fitted carpet, radiator and window to rear.

FAMILY BATHROOM:

Panelled bath with tiled surrounds and shower attachment over, low level wc, pedestal wash hand basin, radiator, cupboard housing hot water tank with heating controls and shelving, tiled flooring and obscured window to rear.



OUTSIDE FRONT:

Concrete driveway approaches a single garage with up/door with the remainder of the garden mainly laid to lawn with additional area of parking and gate with side access.

OUTSIDE REAR:

Patio adjacent to the property surrounded by wooden balustrades and enjoying three tiered areas of lawn, an array of attractive planting, brick built BBQ area and access directly to the garage via a timber door.

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:

E

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

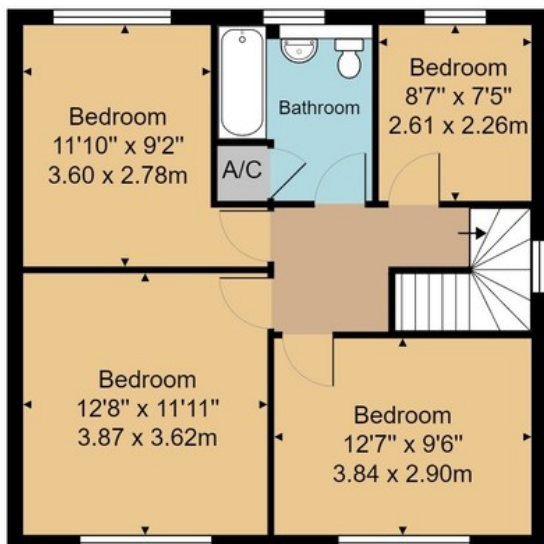
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

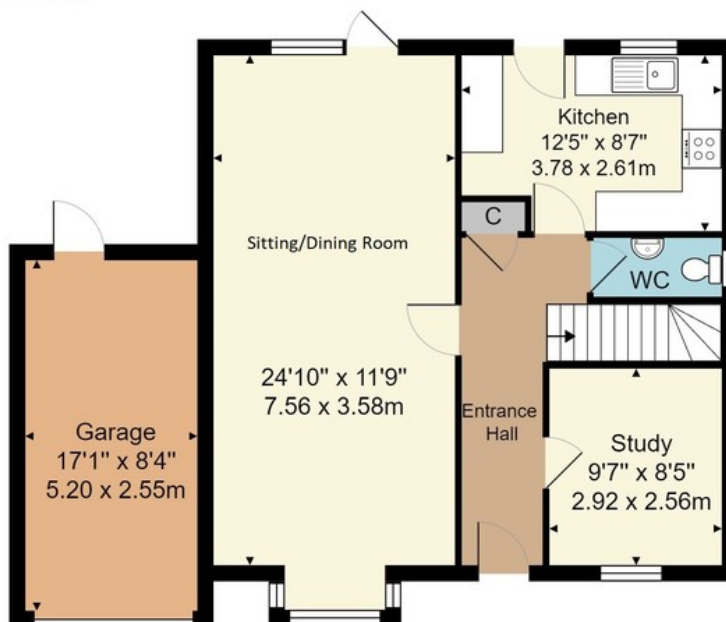
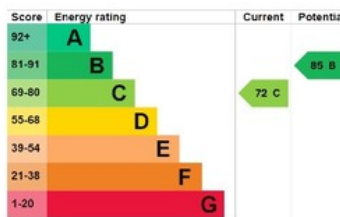
Heating - Gas

Rights and Easements – Right of access in place in relation to small area of shared drive





First Floor



Ground Floor

House Approx. Gross Internal Area 1238 sq. ft / 115.0 sq. m
 Approx. Gross Internal Area (Incl. Garage) 1393 sq. ft / 129.4 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.

Wood & Pilcher, 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 or Tenant 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 or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield 01435 862211
 Crowborough 01892 665666
 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

