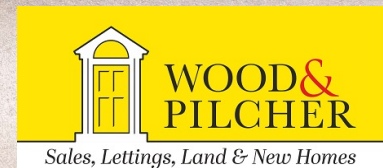




3 LANGRIDGE CLOSE
CROWBOROUGH - £799,950



3 Langridge Close

Crowborough, TN6 1XT

**Entrance Hall - WC - Study - Sitting Room - Dining Room
Kitchen/Breakfast Room - Utility Room - Integral Double
Garage - Five Double Bedrooms - Two En Suite Bathrooms
Family Bathroom - Front Garden With Off Road Parking
Generous Rear Garden With Detached Garden Room**

Situated in a small development built by Berkeley Homes in 2001 is this detached family house located in the favoured "Warren Area" of Crowborough. Benefiting from an excellent layout the accommodation comprises an entrance hall, downstairs wc, study, sitting room, dining room, kitchen/breakfast room, utility room and an integral double garage. To the first floor are five bedrooms, two with ensuite facilities and a family bathroom. Externally to the front is a driveway providing off road parking and to the rear is a pleasant garden featuring a large patio and a detached garden room which can be used for a variety of uses. A glance at the attached photos and floorplan will give a good indication as to the style and layout of the property.

COVERED ENTRANCE PORCH:

Outside lighting with glass panelled timber door opening into:

ENTRANCE HALL:

Stairs to first floor, understairs cupboard, further cupboard with coats hanging area and fitted alarm, radiator and Karndean flooring.

DOWNSTAIRS CLOAKROOM:

Low level wc, pedestal wash hand basin, radiator, Karndean flooring and obscured window to front.

STUDY:

Karndean flooring, radiator and bay window to front.

SITTING ROOM:

Feature fireplace incorporating a wood burner with limestone surround and mantel, Karndean flooring, two radiators, windows to side and rear along with French doors opening to rear patio.

DINING ROOM:

Fitted carpet and window to rear.



KITCHEN/BREAKFAST ROOM:

Range of wall and base units with granite worktops and stainless steel one and half bowl sink with vegetable washer. Integrated appliances include a Rangemaster 5-ring gas cooker with extractor fan over, eye level twin oven, dishwasher, fridge and freezer. Centre island with granite worktops and breakfast bar area, tiled flooring, radiator, window to side and French patio doors open to rear patio.

UTILITY ROOM:

Range of wall and base units with stainless steel sink, space for a washing machine, wall mounted Viessman gas boiler, consumer unit, radiator, uPVC door to side return and door to garage.

DOUBLE GARAGE:

Accessed via electric up/over door, concrete flooring, power and lighting and door to side return.

FIRST FLOOR LANDING:

Airing cupboard housing Megaflo pressurised water tank with shelving, loft access via dropdown ladder and fitted carpet.

MAIN BEDROOM:

Range of wardrobes, fitted carpet, radiator, window to front and door into:

EN SUITE BATHROOM:

Panelled bath with shower attachment over, cubicle with Aqualisa shower, bidet, wc, pedestal wash hand basin, radiator, extractor fan and obscured window to side.

BEDROOM:

Two wardrobes, radiator, fitted carpet, window to rear and door into:

EN SUITE BATHROOM:

Panelled bath with tiled surrounds and Aqualisa shower over, low level wc, pedestal wash hand basin, tiled flooring, radiator, extractor fan and obscured window to side.

BEDROOM:

Fitted carpet, radiator and window to front with fitted blinds.

BEDROOM:

Fitted wardrobe, fitted carpet and window to rear.

BEDROOM:

Fitted wardrobe, fitted carpet and window to rear.

FAMILY BATHROOM:

Panelled bath with shower attachment over, tiled shower cubicle with Aqualisa shower, low level wc, pedestal wash hand basin, tiled flooring, radiator and obscured window to front.



OUTSIDE FRONT:

Brick block drive provides off road parking with the remainder of the garden predominately laid to lawn.

OUTSIDE REAR:

Adjacent to the property is a large patio ideal for outside entertaining. In addition is a detached garden room accessed via bifold doors and comprising an integrated bbq with flue base and area of worktops over, laminate flooring and wall mounted consumer unit.

The remainder of the garden is laid to lawn with a timber gate to an area of woodland which is within the curtilage of the property.

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.

TENURE: Freehold

COUNCIL TAX BAND: G

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

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



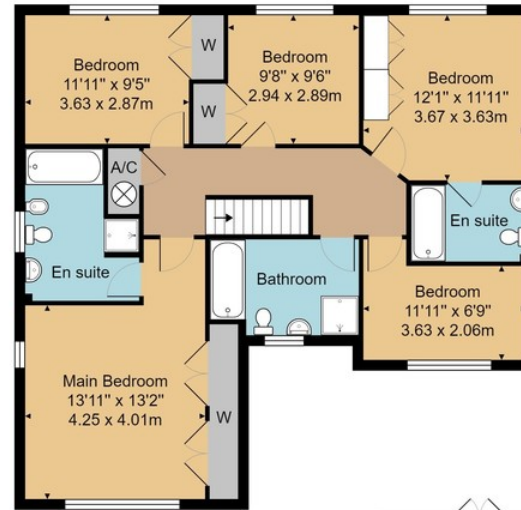
Beacon Road, Crowborough,
East Sussex, TN6 1AL

Tel: 01892 665666

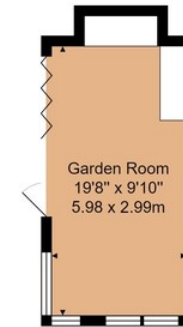
Email: crowborough@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



First Floor



Outbuilding



Ground Floor



House Approx. Gross Internal Area
2247 sq. ft / 208.8 sq. m
(Incl. Garage)

Outbuilding Approx. Internal Area
204 sq. ft / 19.0 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.