



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Semi-Detached Bungalow
- 3 Bedrooms
- Contemporary Kitchen
- Good Size Rear Garden
- Off Road Parking & Garage
- Energy Efficiency Rating: D

Brooklands Avenue, Crowborough

Guide: £370,000 - £390,000

woodandpilcher.co.uk

38 Brooklands Avenue, Crowborough, TN6 3BP

A well presented semi-detached bungalow set in a quiet cul-de-sac location and close to beautiful rural walks. Upon entry to the property is a welcoming entrance hall, a bright and airy sitting/dining room with attractive fireplace, a contemporary kitchen with many of the usual appliances which leads to a conservatory currently used as a utility room. This property benefits from versatile accommodation with three bedrooms, one with fitted wardrobes and a modern family bathroom. Externally to the front of the property is a large expanse of lawn and a driveway providing off road parking that leads to a garage. To the rear the garden is of a good size with the advantage of numerous patio areas.

PORCH:

Quarry tiled flooring, coats hanging area and wooden French doors open into:

ENTRANCE HALL:

Hatch and ladder to part boarded loft, storage cupboard with wooden slatted shelving and further cupboard housing electric/gas meters, fitted carpet, radiator and smoke alarm.

SITTING/DINING ROOM:

Attractive fireplace with electric fire insert, space for small dining room table and chairs, fitted carpet, two radiators and window with fitted blind to front.

KITCHEN:

Contemporary high gloss cream kitchen fitted with a range of high and low level units with black granite effect worksurfaces incorporating a one and half bowl stainless steel sink with swan mixer tap. Appliances include a 4-ring induction hob with extractor fan above, eye level Zanussi double oven incorporating a microwave, integrated fridge/freezer and slimline dishwasher. High level unit housing Worcester Bosch boiler, tile effect vinyl flooring and fully tiled walling.

CONSERVATORY:

Currently used as a utility room with some high level fitted units, space for washing machine and tumble dryer, black granite effect worksurface, wood effect laminate flooring, radiator, windows and door to paved patio and garden beyond.

BEDROOM:

Double fitted wardrobe with drawer storage and glass mirror above, fitted carpet, radiator and window to front with fitted blind.

BEDROOM:

Currently used as a dining room with fitted carpet, radiator and French doors open out to a patio and garden beyond.

BEDROOM:

Currently used as a store room/office with window to side with fitted blind.

FAMILY BATHROOM:

A modern suite comprising a panelled bath with mixer tap and handheld shower attachment along with a wall mounted shower over and glass shower screen, low level wc, sink with mixer tap set into a large vanity unit with black granite effect surface and storage below,



tiled flooring, tiled walling, chrome heated towel rail and obscured window to rear.

OUTSIDE FRONT:

The area of garden is principally laid to lawn with flower bed borders and a selection of mature planting. Concrete drive provides off road parking for numerous vehicles and access to a garage. The garage is accessed via a key fob operated door and comprises concrete flooring and strip lighting. Side access via wooden gate to rear garden.

OUTSIDE REAR:

A good size garden mainly laid to lawn with a good selection of planting along with a large paved patio adjacent to the property and two further patio areas.

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:

C

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

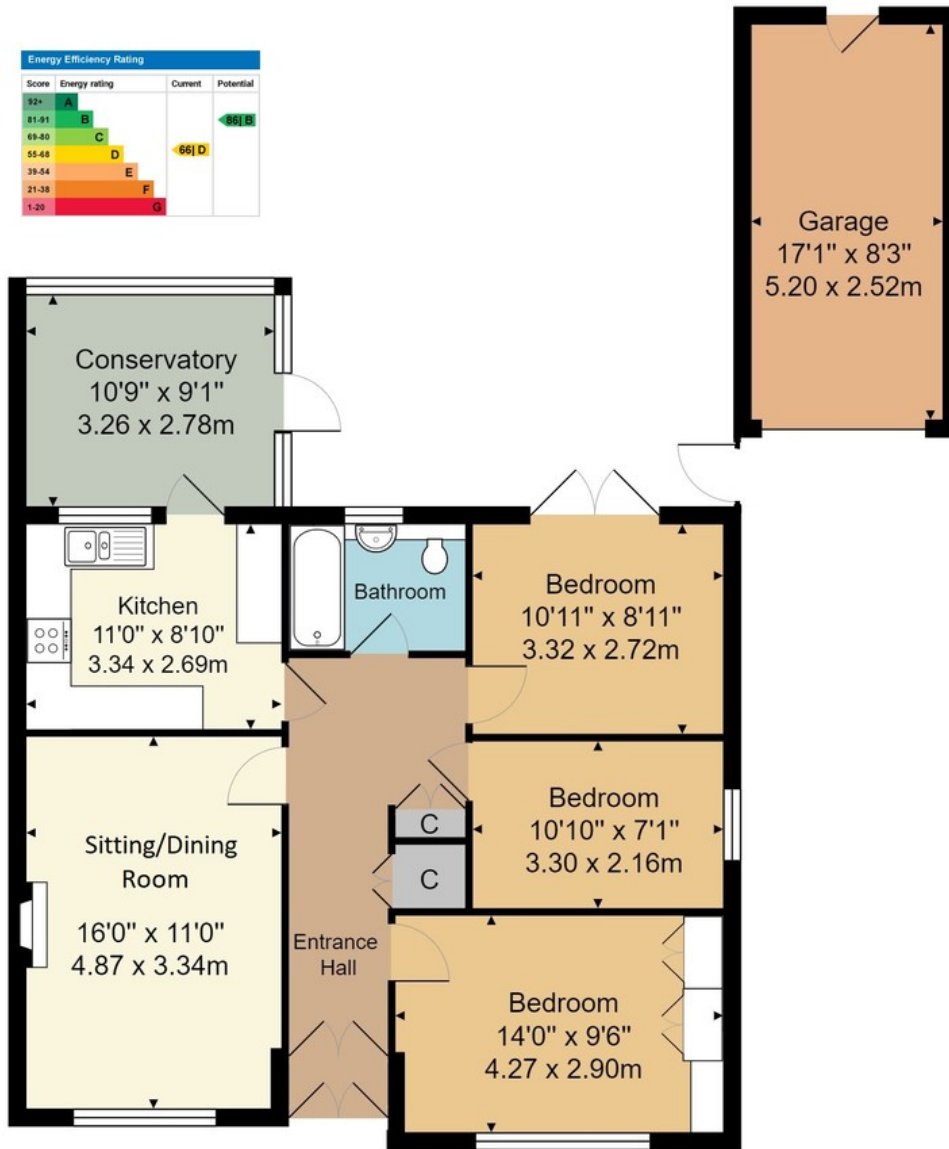
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66	85
39-54	E		
21-38	F		
1-20	G		



Bungalow Approx. Gross Internal Area 880 sq. ft / 81.8 sq. m
 Garage Approx. Internal Area 141 sq. ft / 13.1 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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