



TAWSTOCK, GREEN LANE
CROWBOROUGH - £499,950



WOOD & PILCHER
Sales, Lettings, Land & New Homes

Tawstock

Green Lane,
Crowborough, TN6 2DE

**Entrance Hall - Sitting/Dining Room - Conservatory
Kitchen/Breakfast Room - Utility Room - WC - Integral
Garage - Spacious First Floor Landing - Three Bedrooms
Family Bathroom - Front & Rear Gardens
Off Road Parking**

This beautifully presented and well-maintained 1930s semi-detached family home, now on the market for the first time in fifty years, is being offered by the current vendor. The property features a welcoming hallway that leads into a spacious sitting/dining room, complete with a limestone fireplace and a charming bay window at the front. The dining area also provides access to a recently replaced conservatory. The traditional-style kitchen includes a breakfast area and offers access to a large utility room. An inner hallway connects to a downstairs WC and the integral garage. Upstairs, you'll find three bedrooms, two of which boast lovely, far-reaching views to the front. A generously sized family bathroom serves all three bedrooms. The landing is spacious and offers the potential for reconfiguration, such as creating a smaller bathroom and transforming the existing bathroom into a fourth bedroom. Externally, the front garden is mature and beautifully maintained, while the rear garden is laid to lawn with a good-sized patio area. The rear garden also offers off-road parking and access to the integral garage. The property benefits from stunning, panoramic treetop and woodland views, with vistas towards Rotherfield to the front.

Double glazed door opens into:

ENTRANCE HALL: Fitted carpet, radiator and a smoke alarm.

SITTING/DINING ROOM:

Sitting Room:

Beautiful limestone fireplace incorporating a coal affect gas fire insert (not tested), fitted low level cupboard, fitted carpet, radiator, wooden beam and bay Crittall window to front overlooking the garden.

Dining Room:

Fitted high and low level cupboards, fitted carpet, radiator and French doors open into a Conservatory.

CONSERVATORY: A recently replaced conservatory with wood effect laminate flooring and French doors open out to a rear patio and garden beyond.



OPEN PLAN KITCHEN/BREAKFAST ROOM:

Kitchen Area:

A traditional style range of high and low level units with under unit lighting and rolltop work surfaces incorporating a one and half bowl sink. Fan assisted oven with 4-ring electric hob, extractor fan and space for a dishwasher and low level fridge. Good size understairs larder cupboard, breakfast bar with seating area, radiator, tile effect laminate flooring and window overlooking the rear garden.

Breakfast Area:

Space for dining furniture, radiator, tile effect laminate flooring and Crittall window to front.

UTILITY ROOM: Range of high and low level units with rolltop work surface over incorporating a sink and space for a washing machine and tumble dryer. Wall mounted Potterton boiler, tile effect laminate flooring, radiator, areas of shelving and Crittall window overlooking the Conservatory.

INNER HALLWAY: Tile effect laminate flooring, wall lighting, door to rear garden and doors to:

DOWNSTAIRS WC: Low level wc, small wash hand basin with mixer tap and tiled splashback, laminate flooring, radiator and window to side.

INTEGRAL GARAGE: Plenty of storage space, non slip flooring, electric consumer unit and electric strip lighting.

FIRST FLOOR LANDING: Hatch with ladder, to part boarded loft with light, fitted low level cupboard, airing cupboard housing hot water tank with wooden slatted shelving, fitted carpet, radiator and Crittall window overlooking the rear garden.

BEDROOM: A selection of numerous fitted wardrobes and cupboards, fitted carpet, high level wooden beam, radiator and a Crittall bay window to front with far reaching treetop views.

BEDROOM: Glass fronted fitted wardrobes with high level cupboards, areas of shelving and a dressing table with storage. Mirrored feature wall, fitted carpet, radiator and Crittall window overlooking the rear garden.

BEDROOM: An extended bedroom with fitted wardrobes and a dressing table with mirror above, fitted carpet, radiator, wall lighting and two windows with far reaching views to front.

FAMILY BATHROOM: An extended bathroom featuring a corner bath with traditional style taps and handheld shower attachment, fully tiled corner cubicle with Mira shower, low level wc and twin sinks set into a vanity unit with tiled splashback and mirrors above. Fitted carpet, part tiled walling and obscured window to rear.

OUTSIDE FRONT: Access is via an iron gate to an area of garden beautifully manicured with an area laid to lawn, raised flower bed borders, a mature selection of planting and a good size paved patio, all enclosed by hedge and fence boundaries.



OUTSIDE REAR: A southerly facing, low maintenance garden with an area of lawn, a paved patio, fence boundaries and a brick archway with to a single garage and driveway with off road parking for one vehicle.

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. The area is well served for both state and private junior and secondary schooling as well as Crowborough Leisure Centre offering a swimming pool, gym, sports hall and a children's playground. The mainline railway station provides trains to London as well as a good selection of bus routes. Other attractions that Crowborough can offer include nature reserves, plentiful sport and recreation areas, children's play areas and a thriving arts culture and various annual events.

COUNCIL TAX BAND: D

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 Heating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



Ground Floor

First Floor

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



House Approx. Gross Internal Area 1332 sq. ft / 123.7 sq. m
Approx. Gross Internal Area (Incl. Garage) 1496 sq. ft / 139.0 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.