



**WOOD &
PILCHER**

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- Detached House
- Chain Free
- 4 Bedrooms
- 2 Reception Rooms
- Off Road Parking & Garage
- Energy Efficiency Rating: D

Willowmead, Crowborough

£460,000

woodandpilcher.co.uk

3 Willowmead, Crowborough, TN6 1LW

This spacious, chain-free 4-bedroom detached family home is well maintained and located in a popular cul-de-sac within a sought-after residential area. Upon entering, you are greeted by a welcoming hallway, complete with a WC and access to the integral garage. The bright and airy sitting room offers direct access to the rear patio, while the dining room provides ample space for a full dining set. The shaker-style kitchen is located to the front of the property and comes equipped with most standard appliances. Upstairs, you'll find four bedrooms, two of which feature fitted wardrobes, along with a family shower room. Externally, the front garden is low-maintenance with a gravel design, and a driveway offers off-road parking. The secluded rear garden boasts a paved patio, perfect for outdoor relaxation.

OPEN PORCH:

Outside light and stained glass door opening into:

HALLWAY:

Wood effect laminate flooring, radiator with cover and a smoke alarm.

WC:

Low level wc, sink with mirror above, vinyl flooring and obscured window to side.

INTEGRAL GARAGE:

Part vaulted with storage area above, concrete flooring, gas/electric meters and up/over garage door.

SITTING ROOM:

Large understairs cupboard with lighting, fitted carpet, radiator, wall lighting and French doors with windows either side open out to the paved patio and garden beyond.

DINING ROOM:

Plenty of room for dining furniture, wood effect laminate flooring, radiator, wall lighting and window to rear.

KITCHEN:

Range of high and low level units with granite effect roll top worksurface, tiled splashback and incorporating a one and half bowl stainless steel sink fan. Appliances include a fan assisted oven with 4-ring gas hob and extractor fan above, fridge/freezer, washing machine and dishwasher. Tiled flooring, radiator and window to front with fitted blind.

FIRST FLOOR LANDING:

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

BEDROOM 1:

Fitted double wardrobe, two freestanding wardrobes, fitted carpet, radiator and window to front with far reaching rooftop views.

BEDROOM 2:

Fitted double wardrobe, fitted carpet, radiator and window to rear.

BEDROOM 3:

Fitted carpet, radiator and window to rear.

BEDROOM 4:

Currently used as a bedroom/office with fitted carpet, radiator and window to front.



FAMILY SHOWER ROOM:

Fully tiled corner enclosure with Aqualisa shower, low level wc, wash hand basin set into a vanity unit with shelving, tall fitted cupboard with shelving, wall mounted chrome heated towel rail, tiled flooring, fully tiled walling and obscured window to side with fitted blind.

OUTSIDE FRONT:

The area of garden is principally laid to gravel with a circular paved feature along with some raised flower bed borders and mature planting. The concrete driveway provides off road parking and leads to an integral garage. There is outside lighting, a water tap and wooden gate with side access to the rear garden.

OUTSIDE REAR:

Offering a great deal of seclusion the garden comprises a large paved patio adjacent to the property and perfect for outside seating. Steps lead to an area of garden which is paved and gravelled for easy maintenance, attractive circular patio and a wooden 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. 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. 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

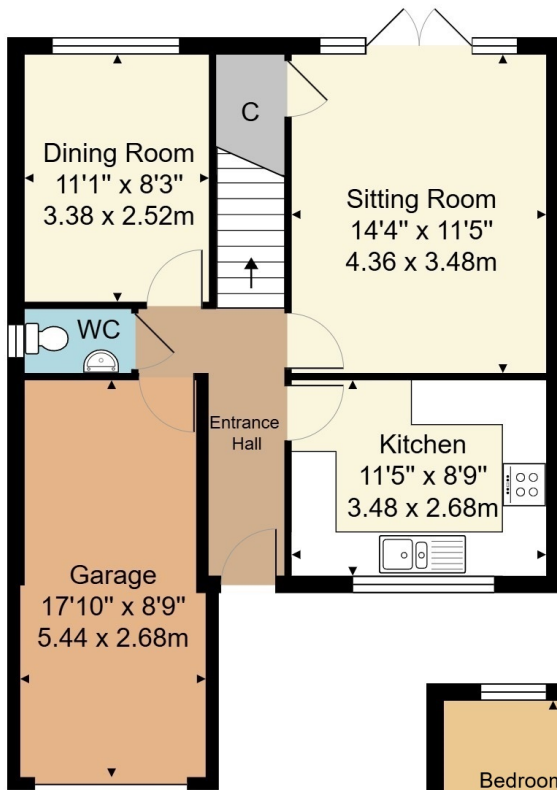
Mobile Phone Coverage search Ofcom checker

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

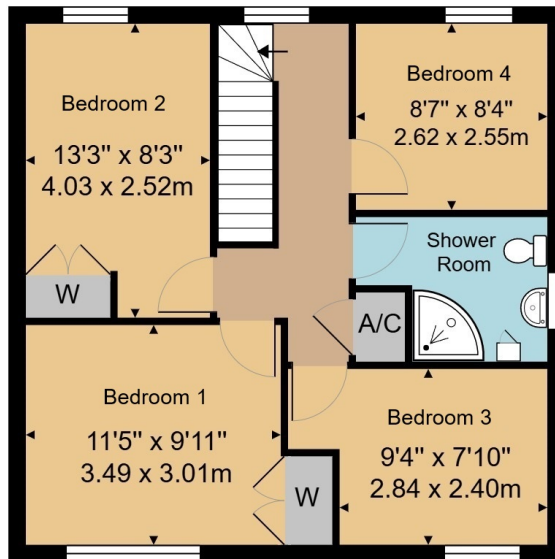
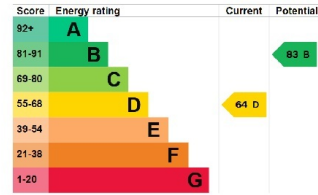
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Heating





Ground Floor



First Floor

Approx. Gross Internal Area 1172 ft² ... 108.9 m²
(Includes Garage)

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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