



WOOD & PILCHER



- 4 Bedroom Detached House
- Quiet Cul De Sac Location
- Kitchen, Dining Rm, Living Rm
- Downstairs WC, Bath/Shower Rm
- Off Road Parking & Gardens
- Energy Efficiency Rating: C

Willowmead, Crowborough

£430,000



16 Willowmead, Crowborough, East Sussex, TN6 1LW

DESCRIPTION: Situated in a tucked away quiet cul de sac in a sought after location within easy reach of amenities and local schools is this extremely well presented, updated and modernised four bedroom detached house with off road parking and landscaped front and rear gardens.

COVERED FRONT ENTRANCE: With outside light, leading to entrance door with obscured double glazed inserts into:

ENTRANCE HALL: With engineered oak flooring, radiator, wall mounted thermostatic control, doors to:

KITCHEN: With double glazed windows to front, recessed spot lights, radiator, range of matching wall and base units with granite effect roll top work surfaces and tiled splash back, inset one and a half bowl stainless steel sink and drainer, integrated oven with four ring stainless steel gas hob above and stainless steel splash back, stainless steel extractor fan above, integrated eye level microwave, integrated fridge and freezer, cupboard housing wall mounted gas boiler with water and heating controls below, stone tiled flooring with under floor heating.

LIVING ROOM: With double glazed french doors to rear garden with double glazed windows to either side, corner coving, radiator, discrete wall mounted tv point, under stairs storage cupboard with shelf.

DINING ROOM: With double glazed windows to rear, radiator, corner coving, continuation of engineered oak flooring.

WC: With obscure double glazed window to side, stone tiled flooring, low flush wc, wall mounted wash basin with tiled splash back.

Door through to:

UTILITY: With double glazed window to side and double glazed UPVC door to side, vinyl flooring, range of storage cupboards with roll top work surface and space beneath for washing machine and tumble dryer, cupboard with wall mounted fuses and meters, further door leading to:

INTEGRAL GARAGE/STORE: With up and over door and wall mounted gas meter.

Staircase leading to:

FIRST FLOOR LANDING: With double glazed windows to rear with roof top views, loft hatch with access to attic, radiator, cupboard housing hot water cylinder with slatted shelving above, doors to:



BEDROOM 1: With double glazed window to front, radiator.

BEDROOM 2: Double glazed window to rear with roof top views, radiator.

BEDROOM 3: With double glazed window to front with radiator.

BEDROOM 4/NURSERY: With double glazed window to rear with roof top views and radiator.

FAMILY BATHROOM: With obscure double glazed windows to side, recessed spot lights and extractor fan, tiled flooring, enclosed bath with tiled surround, low flush wc with storage cupboards to either side and roll top work surface above, sink in vanity unit with tiled splash back, corner shower cubicle with sliding glass screen with overhead rain shower head and separate shower attachment, fully tiled surround, chrome ladder style heated towel rail.

OUTSIDE FRONT: Block paved driveway leading to half size garage/door. Area to side mainly laid to lawn with flower borders to either side, gated access to the side leading to:

REAR GARDEN: With outside tap and slab patio area with outside power points, outside light, steps down to tiered area mainly laid to lawn with various shrubs to either side and further steps down to lower tier mainly laid to lawn with further various shrubs.

TENURE: Freehold.

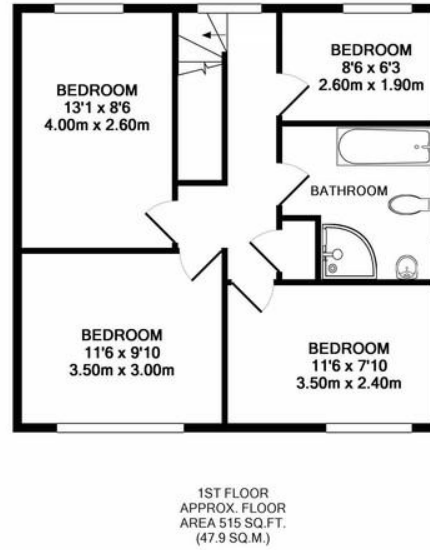
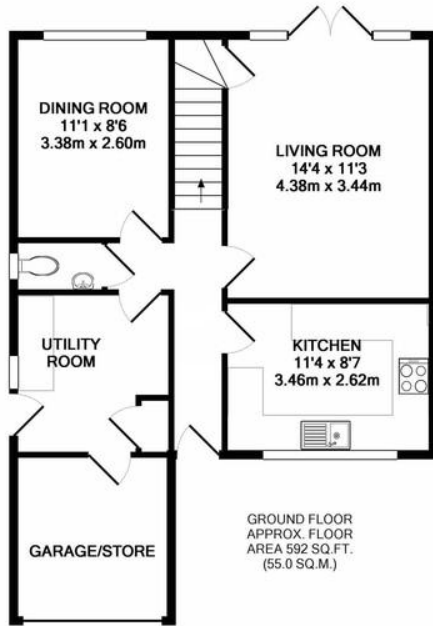
VIEWING: By telephone appointment to Wood & Pilcher on 01892 665666.

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Agent Note: Please note that not everything in the photographs may be included in the sale.



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TOTAL APPROX. FLOOR AREA 1108 SQ.FT. (102.9 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. 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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