



Button Willow off Crowborough Hill
Crowborough, TN6 2HL
Offers In Excess Of £750,000

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Banfield Estate Agents are proud to present to the market with NO ONWARD CHAIN this extremely spacious, three bedroom detached bungalow, tucked away at the end of a private drive and backing onto woodland of the local country park to the rear. The well proportioned accommodation comprises of an entrance hallway, kitchen/ breakfast room, living room, dining room, study/ family room, conservatory and WC. There is a generous master bedroom which benefits from an en-suite, two further double bedrooms and the family bathroom. Externally the property boasts a large driveway to the front as well as a double garage with workshop to the rear. The rear South facing garden spreads out over several levels, each of which are bursting with beautiful established planting as well as there being the useful space of the hobby room at the bottom of the garden. Internal viewing is highly recommend to really appreciate all that this property has to offer internally and externally!

Entrance

Steps up to a covered entrance and UPVC double glazed front door with opaque panel inset. UPVC double glazed opaque window and panel to the side. Opening into:-

Hallway

Inset coconut matting. Useful built in cupboards. Airing cupboard with slatted shelving. Loft hatch to boarder roof void with light. Two radiators. Door to:-

Living Room

This light and bright living room boasts a a large UPVC double glazed window to the front and further UPVC double glazed windows and French doors to the rear opening out to the decking area. A gas fire creates a focal point to the room. Radiator. Wood effect flooring. Double doors opening to:-

Office/ Family Room

Currently utilised as an office space, this room is versatile and could be used as another reception room if desired. Two UPVC double glazed windows to the front. Useful built in shelving and cupboard space. Radiator. Wood effect flooring. Loft hatch to boarded roof void with light. UPVC double glazed sliding doors to:-

Conservatory

Lovely triple aspect with UPVC double glazed windows to each side boasting lovely views and UPVC double glazed door out to decking area. Radiator and additional electric wall mounted radiator. Wood effect flooring.

Dining Room

Arch through from the hallway to this nice size reception room. UPVC double glazed door out to decking area. Radiator.

WC

Part tiled, comprising of a concealed cistern toilet with push button flush, vanity storage cupboard with sink inset, Opaque UPVC double glazed window to the front. Radiator.

Kitchen/ Breakfast Room

Lined with a range of white gloss wall and base units providing an abundance of kitchen storage. Granite effect worktops provide ample preparation space, with tiled splashback and one and a half bowl sink and drainer inset with UPVC double glazed window above. A breakfast bar makes the ideal space for dining in the kitchen if you so wish. Space for American style fridge/ freezer. Eye level 'Belling' oven and space and plumbing for dishwasher. Additional UPVC double glazed window to the front and UPVC double glazed door and window to the side. Tile effect flooring.

Utility Room

Triple aspect with UPVC double glazed windows on every side. Space and plumbing for washing machine and tumble dryer. Part glazed UPVC door opening out to the side patio area. Tiled floor.

Master Bedroom

A great size double bedroom boasting a fantastic dual aspect with UPVC double glazed window to the side with radiator below and UPVC double glazed French doors to the rear with glazed panel either side leading out to covered veranda. Ample room for bedroom furniture. Door to:-

En-suite

This fully tiled room comprises of a concealed cistern with push button flush, fully enclosed shower cubicle with wall mounted shower. Sink set above vanity storage cupboard. UPVC opaque double glazed windows to the rear and side. Radiator. Tiled flooring.

Bedroom Two

Another nice size double bedroom with UPVC double glazed window to the rear with radiator below. Room for bedroom furniture.

Bedroom Three

Another generous double bedroom with two UPVC double glazed windows out to the side with radiator below. Ample room for bedroom furniture.

Family Bathroom

This fully tiled and spacious suite comprises of a toilet with concealed cistern and push button flush. This bathroom benefits from a fully enclosed shower cubicle with wall mounted shower as well as a luxurious corner jacuzzi bath with shower attachment. A sink is set over a useful vanity storage unit. UPVC opaque double glazed window. Radiator. Tiled flooring.

Rear Garden

The private rear garden boasts a favourable Southerly aspect. A generous area of decking runs across the rear of the property with pergola over, creating a great space for outside dining and entertaining. Stepping down from the decking leads to an established pond. Further steps down through the tiered levels of flower beds bursting with mature plants and shrubs. Various seating areas, tucked away allow the garden to be enjoyed from different aspects. Gated side access at either side. Outside tap. At the bottom of the garden there is an area of 'wild garden' and useful storage shed and this is where the Hobby room is located.

Hobby Room

Currently used as a hobby room, this space would easily lend itself to be an outside office space, garden room or an annexe if desired. Fully insulated and double glazed. Power and light and own consumer unit. Worktop with sink inset and tiled splashback. Wall mounted heater. Outside lights and tap. Patio area around.

Garage, Workshop & Parking

Gated access to large driveway with parking for multiple vehicles. Sitting beside the property is a double garage with two electric roller doors, providing further parking if desired or could be used as additional storage. Power and light. Window to the side and personal door to the side. Door at the rear through to workshop area which again benefits from power and light and is the ideal space for 'tinkering'.

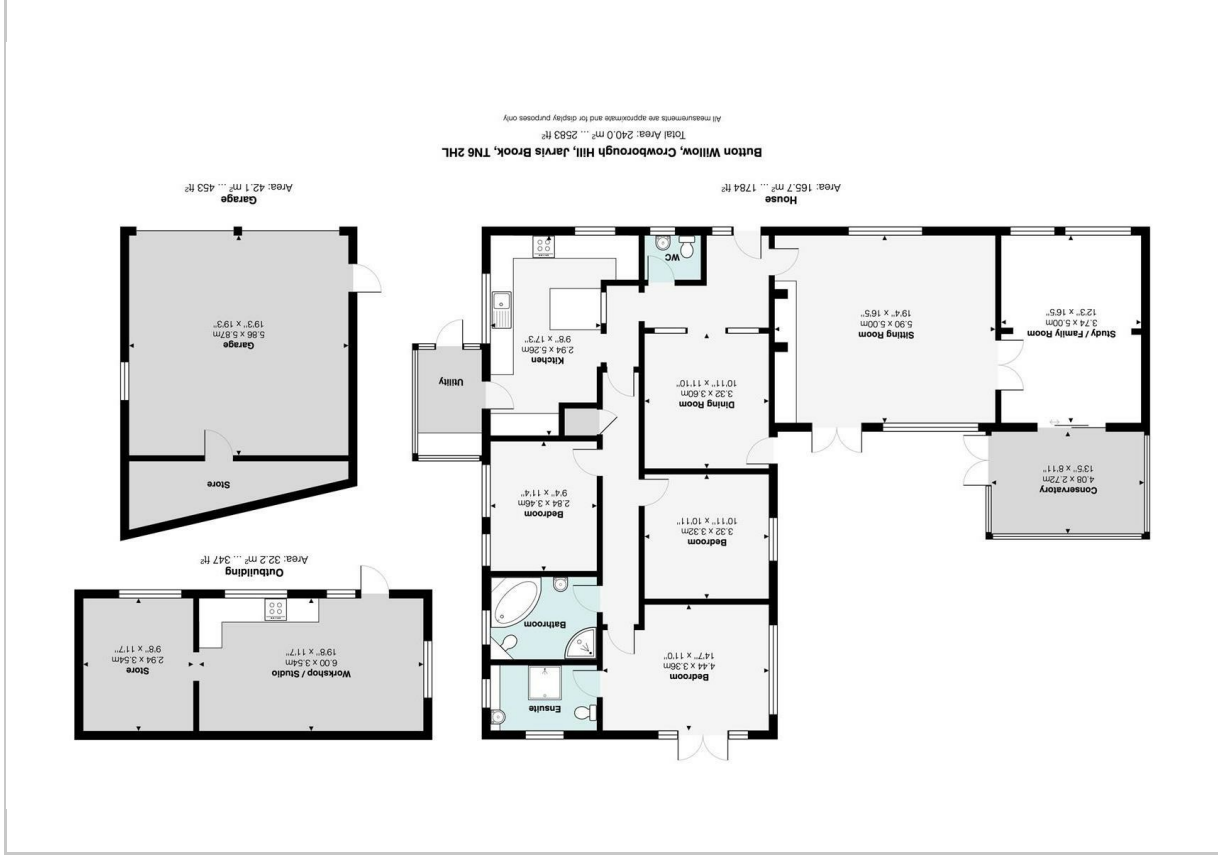
Additional Information

Wealden District Council. Council Tax Band F.
Property located at the end of private road.





Floor Plan



Viewing

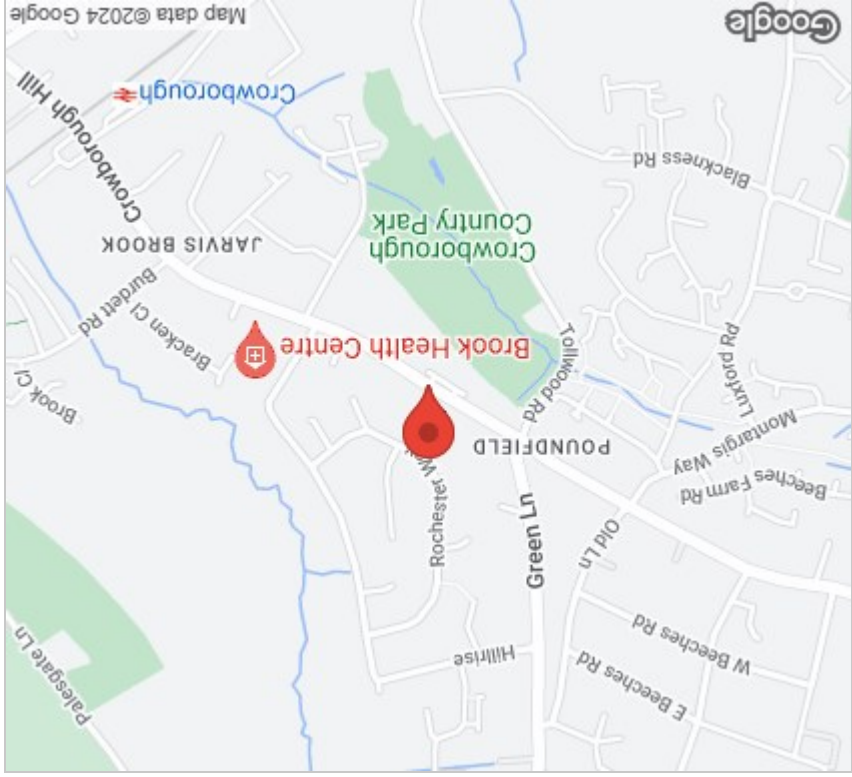
Please contact our Banfield Estate Agents Office on 01892 653333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating	
Current	Potential
A (73-91%)	A (73-91%)
B (69-81%)	B (69-81%)
C (64-68%)	C (64-68%)
D (55-63%)	D (55-63%)
E (49-54%)	E (49-54%)
F (41-48%)	F (41-48%)
G (35-40%)	G (35-40%)

Very energy efficient - lower running costs
 Not energy efficient - higher running costs

EU Directive 2002/91/EC

Energy Efficiency Graph



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