



1 Loughton Villas Western Road

Crowborough, TN6 3ED

£325,000



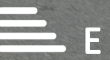
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## Victorian Semi-Detached Property with Endless Potential

### Property Overview:

This cherished Victorian semi-detached home, steeped in history and heritage, presents a rare opportunity for refurbishment. Passed down through generations, it offers a unique canvas for those seeking to restore its former glory.

### Step Back in Time:

Immerse yourself in the charm of yesteryears as you explore this property's rich history. From its classic architecture to its timeless allure, every corner invites you to rediscover the elegance of Victorian living.

### Features:

Two spacious reception rooms, ideal for entertaining or relaxing in style.  
A traditional kitchen awaiting your personal touch.  
Three well-proportioned bedrooms on the upper level, promising comfort and tranquility.  
A classic bathroom ready for modernization.  
Abundant potential for complete refurbishment, allowing you to tailor every detail to your taste.

### Outdoor Amenities:

Outside, to the front there is off road parking. To the rear there is a brick-built outhouse with a convenient toilet offers versatility, perfect for transforming into a home office or additional living space. The property boasts a generous garden complete with a gated hard standing area which could be used to park another vehicle or storage, providing ample room for outdoor activities and gardening enthusiasts. A garage adds further practicality to this charming abode.

### Endless Possibilities:

With the adjoining property extending into the loft, the potential for expansion knows no bounds. Whether you envision a stunning renovation and a thoughtful extension, subject to planning consent, this property is your blank canvas to craft the home of your dreams.

### Location:

Situated in the desirable Crowborough town, residents enjoy easy access to an array of amenities. From shopping and dining to leisure and recreation, everything you need is within reach. Excellent transport links, including a mainline railway station, ensure effortless commutes to London and beyond. Surrounded by picturesque landscapes and renowned attractions, including Ashdown Forest and Royal Tunbridge Wells, this location offers the perfect blend of urban convenience and rural tranquility.

Don't miss this opportunity to breathe new life into a piece of history. Contact us today to arrange a viewing and unlock the endless potential of this Victorian gem.

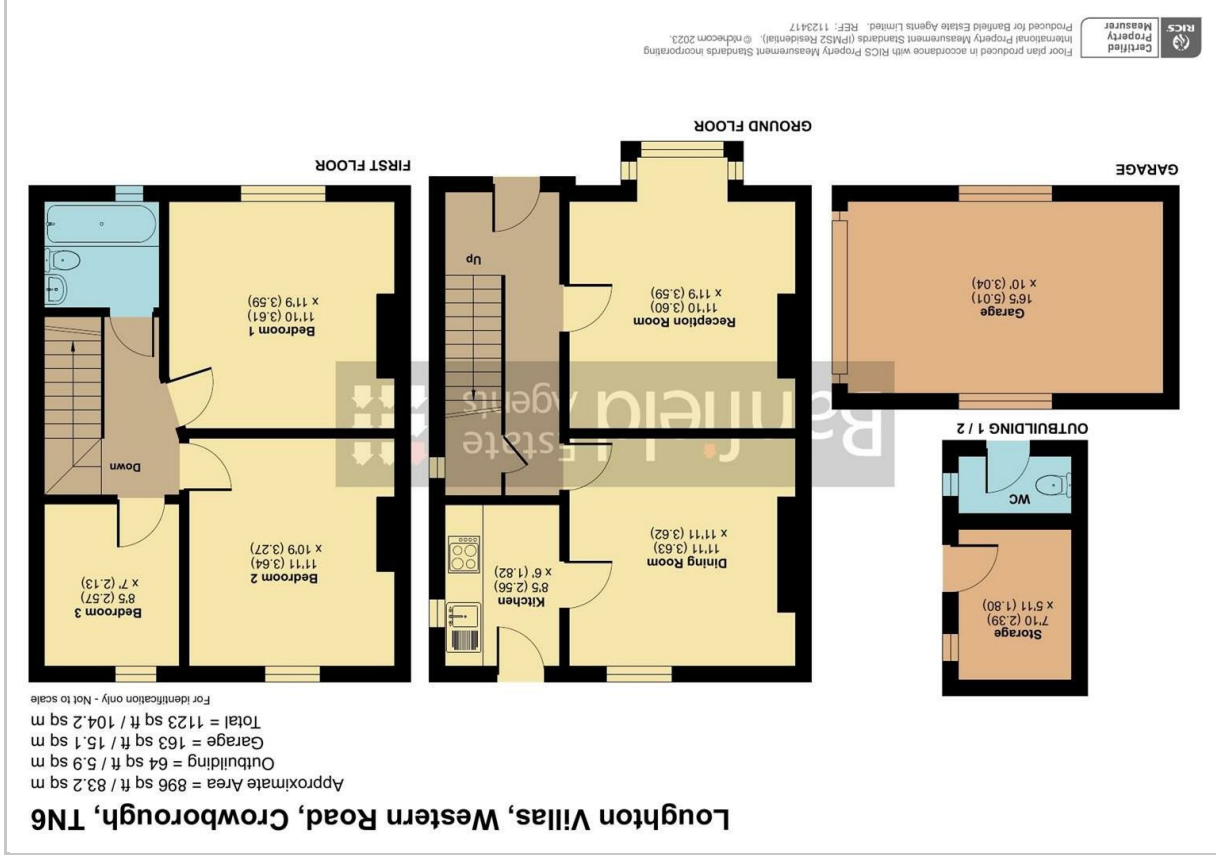








## Floor Plan



## Viewing

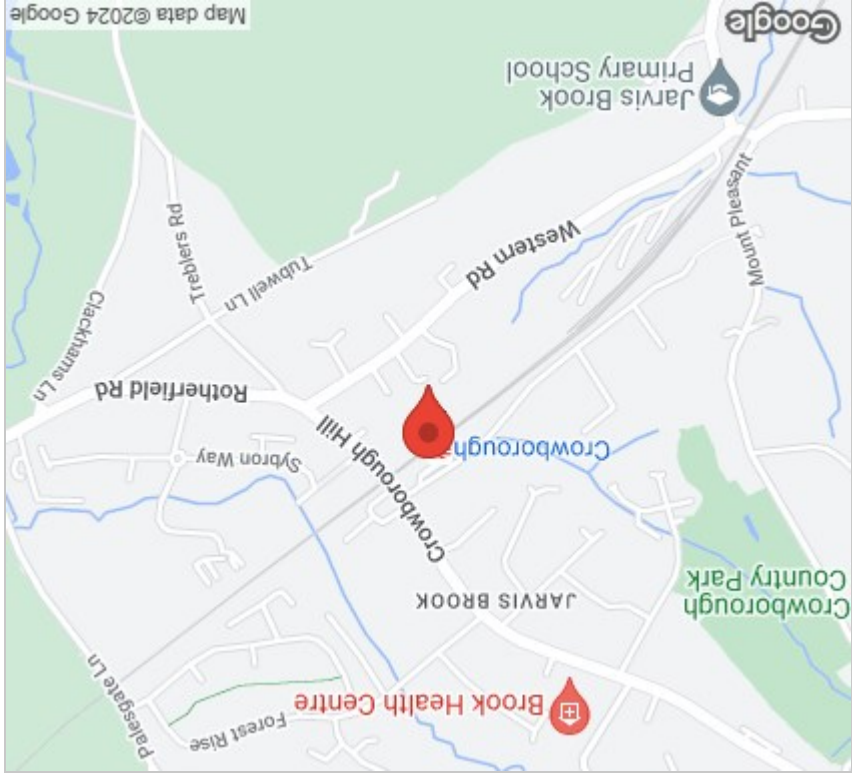
Please contact our Banfield Estate Agents Office on 01892 653333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating	
Current	Minimum
A (92 plus)	A (91)
B (81 plus)	B (80)
C (69 plus)	C (68)
D (55 plus)	D (54)
E (39 plus)	E (38)
F (21 plus)	F (20)
G (1 plus)	G (0)

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

EU Directive 2002/91/EC

## Energy Efficiency Graph



## Area Map

# 01892 653333

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