



Queens Road
Crowborough, TN6 1PY
Offers Over £475,000

Banfield Estate Agents are delighted to present to the market this well presented five bedroom semi detached house located within easy reach of local schools and amenities. The property has been extended by the current owner to offer flexible family living. The ground floor accommodation consists of an entrance hallway, spacious lounge, kitchen, dining room and downstairs wet room. To the first floor there are three bedrooms and family bathroom, there are then an additional two bedrooms one benefitting from an en-suite which can also be used as a self contained 'pad', if desired. Externally the property offers a driveway and garage to the front and an established rear garden. Internal viewing is highly recommended to appreciate the space on offer!

Entrance Hallway

Part glazed UPVC front door, with double glazed panel to side opening into spacious hallway. Stairs and stairlift to first floor. Two useful storage cupboards. Radiator. Wood effect flooring. Doors to:-

Living Room

Dual aspect reception room with UPVC double glazed window to front and double glazed sliding doors out to the rear garden. Feature gas fireplace and surround. Two radiators.

Wet Room

Fully tiled wet room, push handle flush toilet, sink with vanity storage unit below. 'Mira Sport' wall mounted shower. Wall mounted heater. Tiled floor.

Kitchen

A range of cream wall and base units line the perimeter of the kitchen with complimentary wooden worktops and tiled splashback. One and a half bowl sink and drainer with double glazed window above looking out to the garden. Eye level 'Neff' fan oven and grill, 'Panasonic' microwave. 'Siemens' induction hob with integrated extractor fan above. Integrated fridge/freezer, washing machine and dishwasher. Wall mounted gas fired boiler. Laminate flooring. Glazed panel door to:-

Dining Room

A large second reception room with UPVC double glazed bay window to the rear overlooking the garden and double glazed door out to the garden. Radiator.

First Floor

Landing

Two loft hatches, main part of the loft is boarded with light and ladder. Doors to:-

Bedroom One

UPVC double glazed window to the front with radiator below.

Bedroom Two

Benefitting from a built in wardrobe, UPVC double glazed window to the rear boasting lovely views and radiator below.

Bedroom Three

UPVC double glazed window to the rear, radiator below. Benefitting from built in wardrobe with hanging and shelving storage.

Family Bathroom

Fully tiled bathroom comprising panel bath, wall mounted shower above, push flush button toilet and sink with vanity storage unit below. UPVC opaque double glazed window to front. Heated towel rail. Vinyl flooring. Airing cupboard.

Bedroom Four

UPVC double glazed window to the front with radiator beneath. Sliding door to:-

En-Suite Shower Room

This fully tiled room comprises enclosed shower with 'Mira' wall mounted shower, push button flush toilet, sink with vanity storage unit below. Heated towel rail. Opaque double glazed window to the side. Tiled floor.

Bedroom Five

Currently utilised as a reception room to bedroom four, the room benefits from a fitted 'Ikea Varde' unit which boasts, sink, hot plate, small fridge and microwave. UPVC double glazed window to the rear with radiator below.

Garage

Up and over door to the front, part glazed personal door to the side. Benefitting from power and light. Consumer unit and meters.

Front Garden & Parking

Block paved driveway to the front providing off road parking for two cars. To the side of which is a low maintenance area of garden and hedging lining the boundary to the road. Gated side access to the rear of the property.

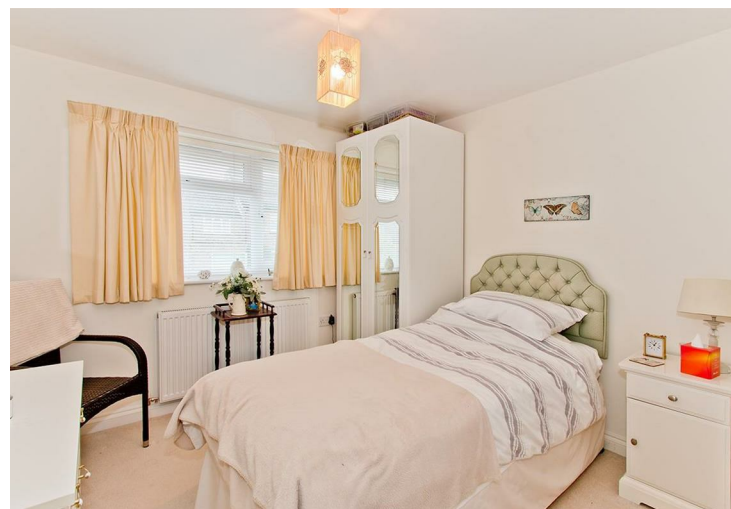
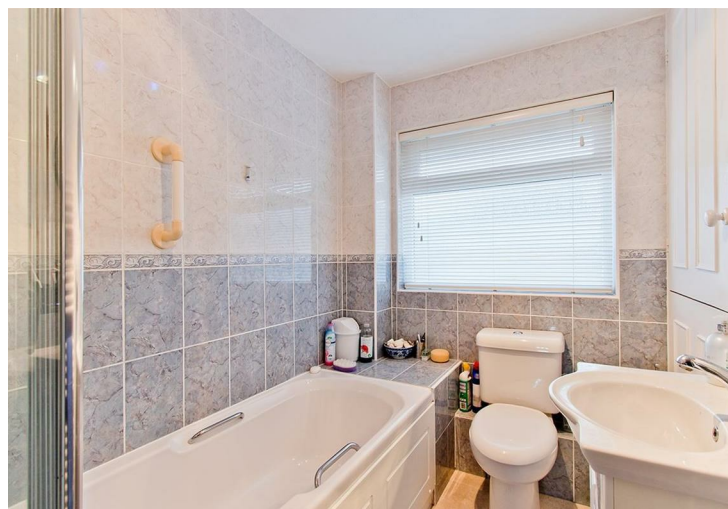
Rear Garden

The established rear garden boasts an easterly aspect, mainly laid to lawn with mature beds bursting with flowers and shrubs to either side. Patio and path round to side. Storage shed. Outside tap.

Additional Information

Wealden District Council. Council Tax Band C.





Floor Plan



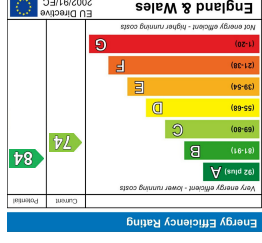
Viewing

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.

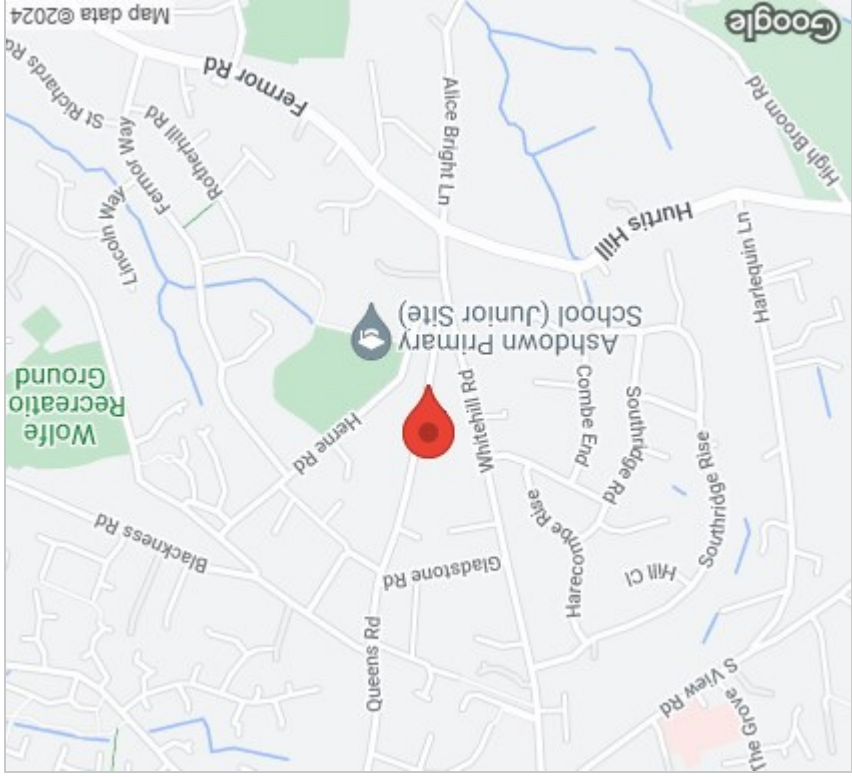
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Energy Efficiency Graph



Area Map



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