



17 Welland Close  
Crowborough, TN6 3BF  
£560,000





## Welcome To This Chain Free Spacious Family Retreat!

Welcome to an exquisite gable-fronted and part-rendered detached family home that offers both space and a prime location to satisfy the most discerning of buyers. This property is more than just a house; it is a lifestyle waiting to be embraced.

### Property Highlights:

**Expansive Living Room:** Situated at the front, this room can accommodate even the largest of furniture. The bay window bathes the space in natural light, creating a warm and inviting atmosphere.

**Dining Area:** This generously sized room seamlessly connects to a well-designed conservatory through elegant doors. Whether used as a playroom, additional dining area, or an entertainment space, the conservatory offers a panoramic view of the garden, allowing you to enjoy the changing seasons from the comfort of your home.

**Functional Kitchen:** Equipped with a range of floor and wall units, this kitchen caters to all your culinary needs. A separate utility room with plumbing provides additional space for your household utilities and offers convenient access to the garden.

**Garage Access:** The kitchen leads directly to the garage, which is powered and features a side passage door. A much-needed W/C is also accessible from the utility room.

### Outdoor Oasis:

**Low Maintenance Garden:** Perfect for alfresco dining, family barbecues, or soirées with friends, this outdoor space is designed for socializing and relaxation.

**Driveway and Garage:** The front driveway ensures ample parking, and the garage provides extra storage or space for a car, catering to modern-day needs.

### Prime Location:

Originally purchased from the developer, this is the first time this home is being sold, offering a unique opportunity to own a cherished property. Ideal for families, the generous bedrooms are complemented by proximity to local schools and parks. A short drive brings you to the town centre, while Crowborough's mainline station offers a convenient route to London for commuters.

Experience the peace of minimal passing traffic and become part of a vibrant community spirit in this friendly neighbourhood. Don't miss out on the chance to make this remarkable house your forever home.

Call now to schedule a viewing and avoid disappointment!









## Floor Plan

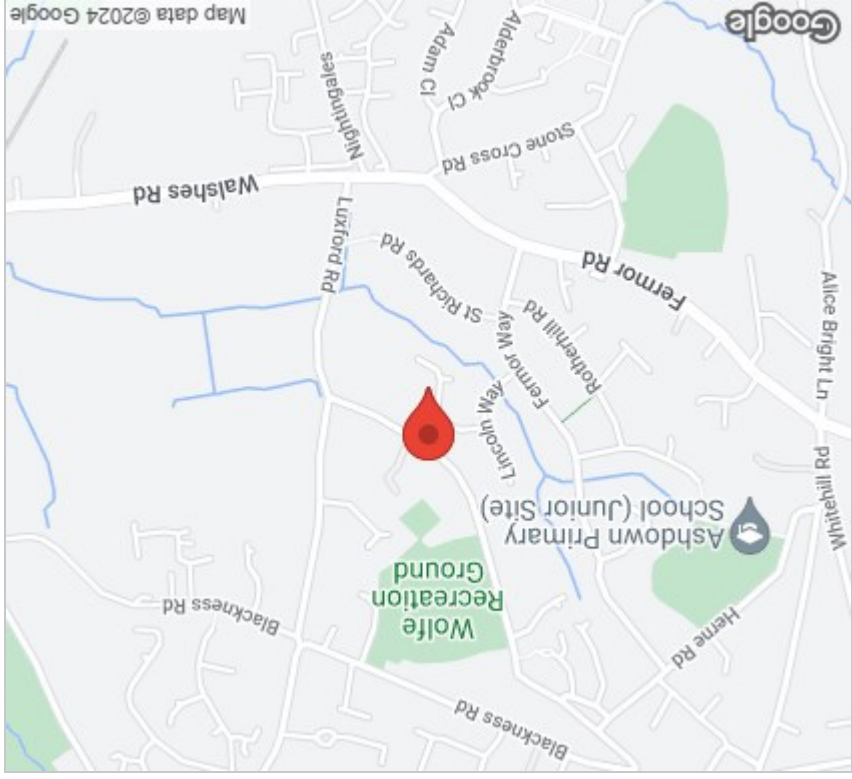


## Viewing

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
<b>82</b>	<b>71</b>
Very energy efficient - lower running costs (72-91) <b>A</b> (61-91) <b>B</b> (55-60) <b>C</b> (49-54) <b>D</b> (39-48) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	
EU Directive 2002/91/EC England & Wales	

## Energy Efficiency Graph



## Area Map

# 01892 653333

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