



17 Welland Close
Crowborough, TN6 3BF
Price Range £525,000

PRICE RANGE: £525,000 - £550,000

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

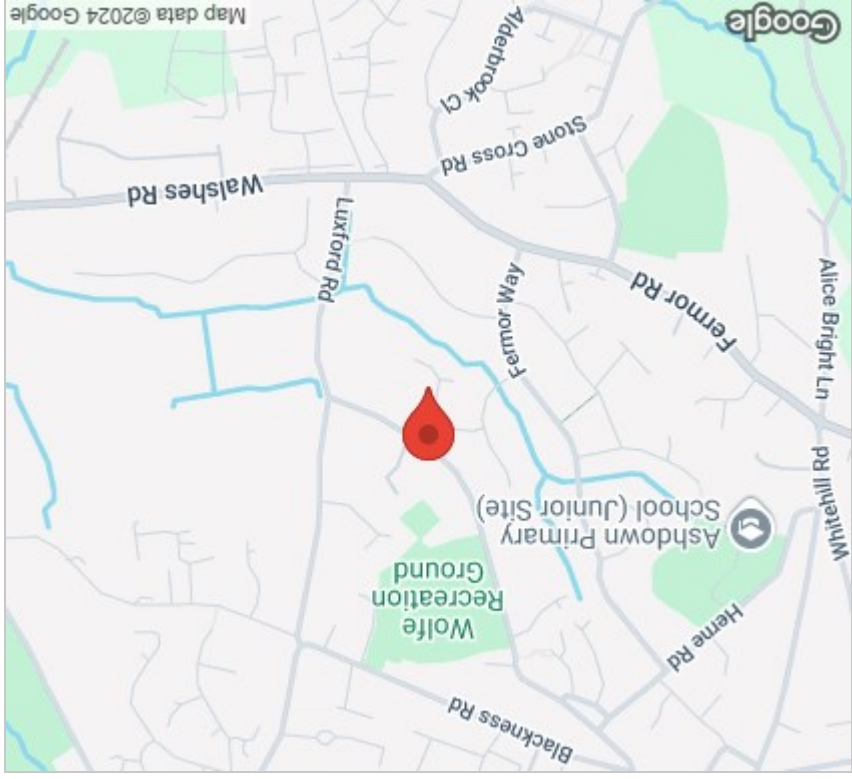


Viewing

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
82	71
Very energy efficient - lower running costs (72-81) A (82-91) B (92-100) C (101-109) D (110-129) E (130-149) F (150-179) G (180-200) H	
EU Directive 2002/91/EC Not energy efficient - higher running costs	

Energy Efficiency Graph



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