



32 St. Richards Road  
Crowborough, TN6 3AT  
Price Guide £550,000



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## Embrace Modern Living in a Tranquil Oasis

### Your Dream Home Awaits in a Quiet Cul-de-Sac!

Welcome to this beautifully presented detached family home, perfectly nestled in a sought-after residential area with excellent access to the mainline railway station. This deceptively spacious, extended house promises peace, tranquility, and modern living at its finest.

### Stylish and Spacious Living:

**Bright Living Room:** Step into an exquisitely decorated living room that exudes warmth and elegance. The expansive space is perfect for both relaxing with family and entertaining guests.

**Chic Kitchen/Diner:** The extended kitchen/diner is a chef's dream, featuring stylish lighting and well-thought-out design. The open-plan layout creates a social space where you can cook and chat with friends and family. Doors lead to the large garden, enhancing the indoor-outdoor flow.

**Bedrooms and Bathrooms:** The home boasts four spacious bedrooms, two of which are located on the ground floor—one being a converted garage. Upstairs, you will find two more generously sized bedrooms and a modern family bathroom.

### Outdoor Oasis:

**Large Garden:** Ideal for summer activities, the garden features a patio area perfect for al fresco dining. Meander up the steps to the lawned area, surrounded by intriguing shrubs that create an exotic, private oasis of peace and space.

**Generous Workshop:** This versatile space can be transformed into a man cave, studio, or home office, catering to your hobbies and professional needs.

### Prime Location:

Situated towards the end of a popular and quiet cul-de-sac on the southern side of Crowborough, this home offers the perfect balance of seclusion and accessibility. The mainline railway station at Jarvis Brook, offering services to London in just an hour, is nearby, as is the town centre with its excellent selection of shopping and leisure facilities, including supermarkets, a public library, various restaurants, and individual shops.

The area is renowned for its educational facilities, with good primary and junior schools and the popular Beacon Community School. For sports enthusiasts, there are two popular golf courses within walking distance, including the Royal Ashdown Golf Club. Nature lovers will appreciate the proximity to the stunning 6,000-acre Ashdown Forest, the inspiration behind A.A. Milne's Winnie The Pooh books, offering numerous outdoor pursuits and scenic walks.

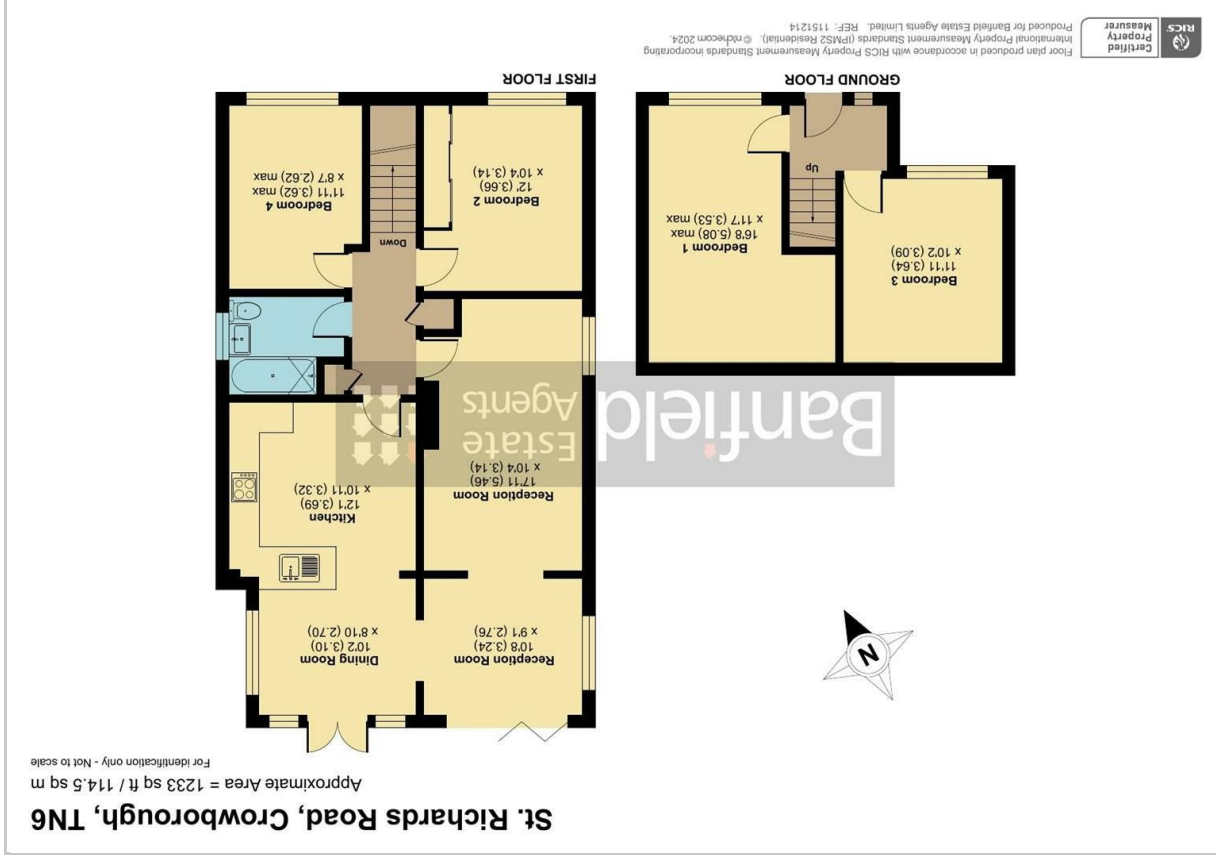
The spa town of Royal Tunbridge Wells, with its theatres, shopping, and leisure complex, is just a short drive away, while the coastal town of Eastbourne and the city of Brighton are reachable by road in approximately an hour.

Call now to schedule your private viewing and make this exceptional home yours!





## Floor Plan



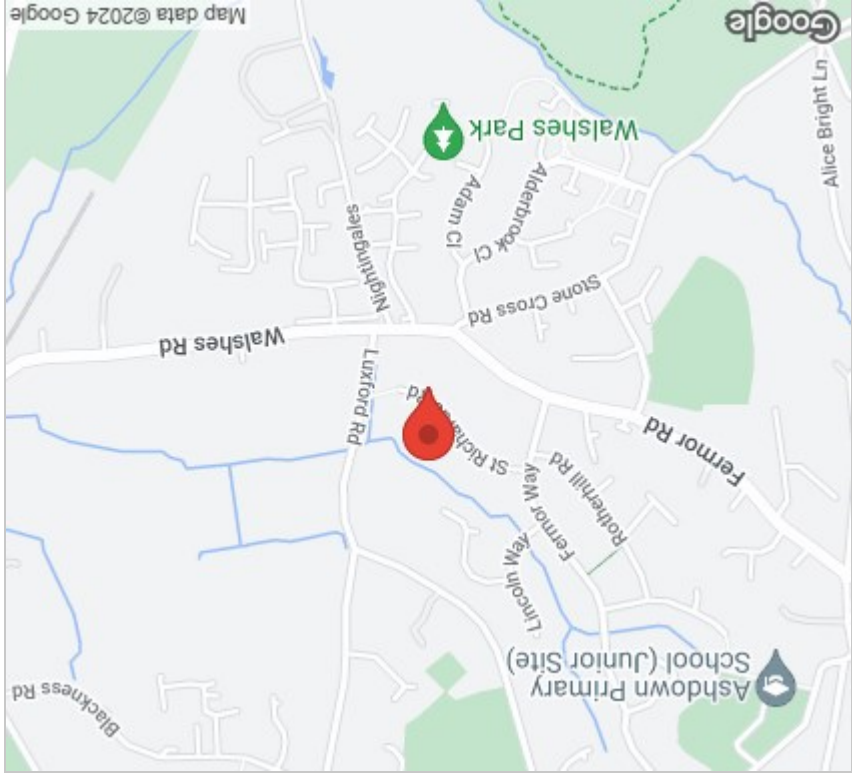
## Viewing

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
Very energy efficient - lower running costs	A	79
Energy efficient - lower running costs	B	79
Decent energy efficiency - lower running costs	C	62
Some energy efficiency - higher running costs	D	62
Not energy efficient - higher running costs	E	62
Very poor energy efficiency - higher running costs	F	62
Extremely poor energy efficiency - higher running costs	G	62

England & Wales  
EU Directive 2002/91/EC

## Energy Efficiency Graph



## Area Map

We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. These particulars are intended to give a fair description of the property, as a guide to prospective buyers. Accordingly (a) their accuracy is not guaranteed and neither Banfield Residential Sales and Lettings Limited nor the Vendor(s) accept any liability in respect of their contents, (b) they do not constitute an offer or contract of sale, (c) None of these statements contained in these particulars is to be relied upon as a statement or representation of fact, (d) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars, and (e) the Vendor(s) do not make or give and neither Banfield Residential Sales and Lettings Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

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