



9 Birches Close
Crowborough, TN6 2UP
£700,000

Tranquil Living in an Idyllic Cul-de-Sac

Welcome Home

Nestled in a serene cul-de-sac where properties rarely come to market, this charming estate offers an exquisite blend of spacious, light-filled living areas and modern amenities. Perfect for families, professionals, and retirees alike, this home is a haven of comfort and convenience, set in an ideal location with access to all necessary amenities.

Ground Floor

Spacious Entrance Hall: Step into a welcoming and expansive entrance hall featuring a walk-in cloakroom, offering abundant storage space.

Cloakroom: A well-appointed space with a reeded glazed window to the front, ensuring privacy and elegance.

Through Living Room: An inviting living space, complete with a feature fireplace on a raised brick hearth. Wide sliding patio doors open to a charming patio and the lush rear garden, creating a seamless indoor-outdoor living experience. This room also gives easy access to the kitchen and dining areas.

Dining Room: Ideal for entertaining, the dining room boasts sliding patio doors that lead to the patio and rear garden, with windows on either side to enhance the natural light and ambiance.

Kitchen/Breakfast Room: A chef's delight, this modern kitchen is equipped with all the built in appliances you could wish for, not forgetting the Rangemaster Classic Deluxe 90 cooker! The thoughtful design includes multiple storage solutions and space for a breakfast table, making it the perfect spot for family meals and gatherings.

L-Shaped Utility Room: This practical space includes a Belfast sink, space for a freezer, washing machine, and additional storage, with convenient access to the integral garage.

First Floor

The master bedroom with en-suite offers a tranquil retreat with far reaching countryside views.

The further four bedrooms offers ample space and storage, great for family members or perfect for guests. Bedroom 5 is versatile and functional, this room can serve as a home office, guest room, or study.

Shower Room: Modern and stylish, this room includes a large shower, vanity wash hand basin with lots of storage and low level WC.

Outdoor Paradise

Front Garden: Beautifully landscaped with established hedging and fencing, a lawn area, and a paved driveway with parking for several vehicles and a large integral garage.

Rear Garden: An expansive paved patio spans the width of the house, leading to a fenced lawn area, raised flower beds, fruit trees, and additional paved areas perfect for outdoor seating and entertaining. The garden features an Amdega octagonal summer house and a timber garden shed. Such a perfect retreat for lazy summer days.

Discover Crowborough

Crowborough is a charming East Sussex town with a population of approximately 22,000, located on the edge of the Ashdown Forest. Enjoy 6,500 acres of open heathland for recreational activities, a mainline station with regular services to London Bridge (approximately 1 hour), a variety of shops, supermarkets, a leisure centre with a swimming pool and squash courts, and excellent state and independent schools. Royal Tunbridge Wells is just 7 miles away, offering further transport links and amenities. The South Coast at Brighton and Eastbourne is about 25 miles away, while Gatwick Airport is approximately 22 miles distant. Additionally, there are numerous golf courses in the area.

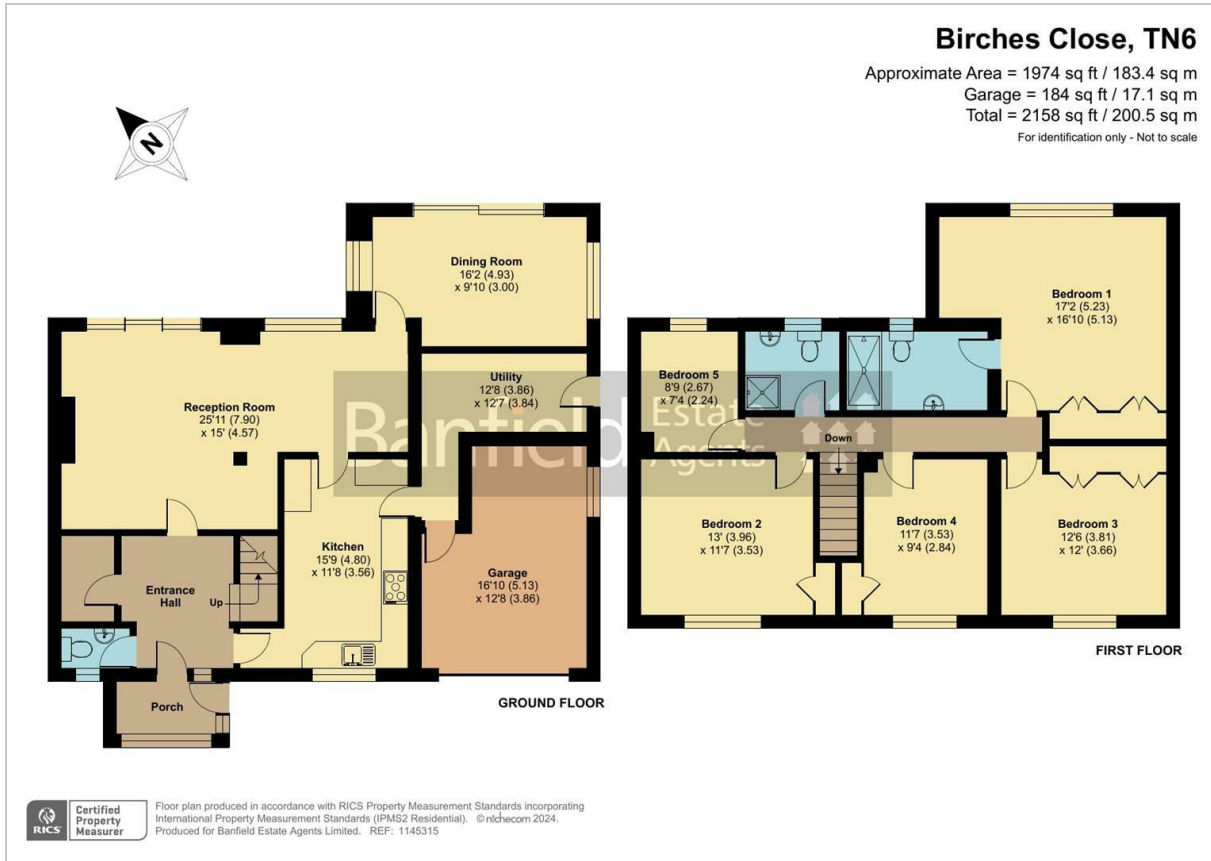
Your New Lifestyle Awaits

Experience the perfect blend of tranquility and convenience in this exceptional home. Whether you're starting a family, seeking a peaceful retreat, or looking for a spacious and elegant residence, this property caters to all lifestyles. Don't miss the opportunity to make this dream home your own. Contact us today to arrange a viewing and step into a new chapter of luxurious living.





Floor Plan



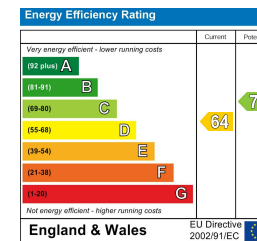
Area Map



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 Graph



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.

01892 653333

The Broadway Crowborough, East Sussex, TN6 1DE
 info@banfieldresidential.com | www.banfieldresidential.com