



49 Bridger Way  
Crowborough, TN6 2XD  
Price Range £525,000





PRICE RANGE: £525,000 - £550,000

Welcome to Your Dream Home: A Tranquil Retreat in the Heart of the Montargis Development

Spacious 4/5 Bedroom Detached House with Secluded Gardens

Nestled at the end of a peaceful cul-de-sac, this charming home offers a serene lifestyle while still being close to a highly regarded primary school. Perfectly combining space, comfort, and seclusion, this house is an ideal sanctuary for families seeking a harmonious living environment.

The current owners have cherished this property as their family home for many years, drawn by its secluded charm, attractive appearance, friendly neighbours, and a wonderful sense of community spirit.

This well-proportioned four/five bedroom detached home, part of the Montargis development, offers a spacious 1,293 sq. ft. of living space. The ground floor comprises a covered entrance, an entrance lobby, a cloakroom, a versatile family room/bedroom 5, a stunning open-plan lounge/dining room with glazed double doors opening to the patio and gardens, a modern re-fitted kitchen with built-in appliances, a breakfast room/study with garden access, and a utility room.

A staircase from the lounge/dining room leads to the first-floor landing, where you will find four generously sized bedrooms and a fully tiled, refitted family bathroom.

#### Property Highlights

**Expansive Open-Plan Living:** The large lounge and dining room is the heart of the home, featuring glazed double doors that open directly onto the beautifully secluded gardens. This space is perfect for family gatherings and entertaining guests.

**Flexible Living Spaces:** With a separate family room that can easily serve as a fifth bedroom, this home adapts to your needs. Whether you require a guest room, home office, or playroom, the options are endless.

**Modern Kitchen & Breakfast Room:** The re-fitted kitchen boasts contemporary appliances, including a built-in dishwasher, oven, and hob. Adjacent to the kitchen is a breakfast room/study, providing a quiet spot for morning coffee or focused work.

**Four Spacious Bedrooms:** Upstairs, you will find four generously sized bedrooms, offering ample space for rest and relaxation. Each room is designed to capture natural light, creating a bright and airy ambiance.

#### Outdoor Living:

**Front Garden:** A private double-width driveway provides off-street parking. The front garden is laid to lawn, with a path and gate allowing access to the rear garden.

**Secluded Rear Gardens:** The rear garden is a private haven, featuring a paved patio that spans the width of the house, perfect for outdoor dining and lounging. The level lawn is enclosed by lush hedging and fencing, ensuring complete privacy. A timber shed offers additional storage.

#### Location & Amenities

Situated in a desirable cul-de-sac within the sought-after Montargis development, this property enjoys a prime location. Crowborough offers excellent shopping facilities, schooling, and a mainline rail service at nearby Jarvis Brook, with trains to London in about an hour. The spa town of Royal Tunbridge Wells, with its comprehensive amenities, is just 7 miles away. Both Brighton and Eastbourne's coastal towns are approximately an hour's drive.

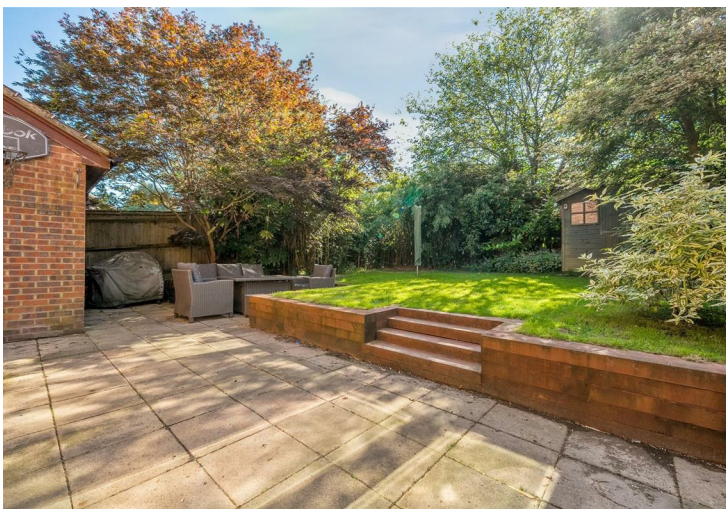
Experience the perfect blend of tranquility, space, and community in this beautiful detached home. Schedule your viewing today and start imagining your new life in this idyllic setting.

We look forward to helping you find your dream home.

Additional Information: EPC Band E. Council Tax Band E.

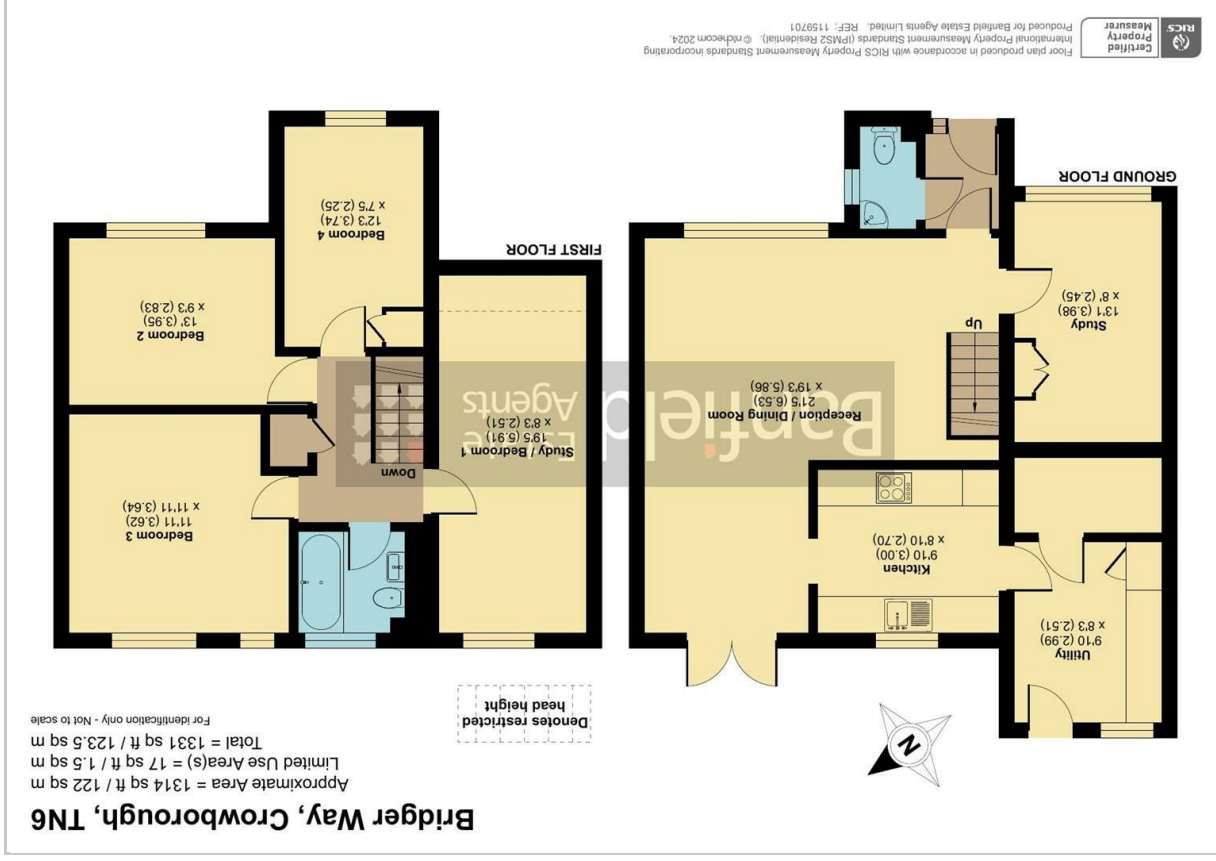






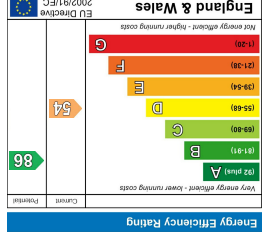


## Floor Plan

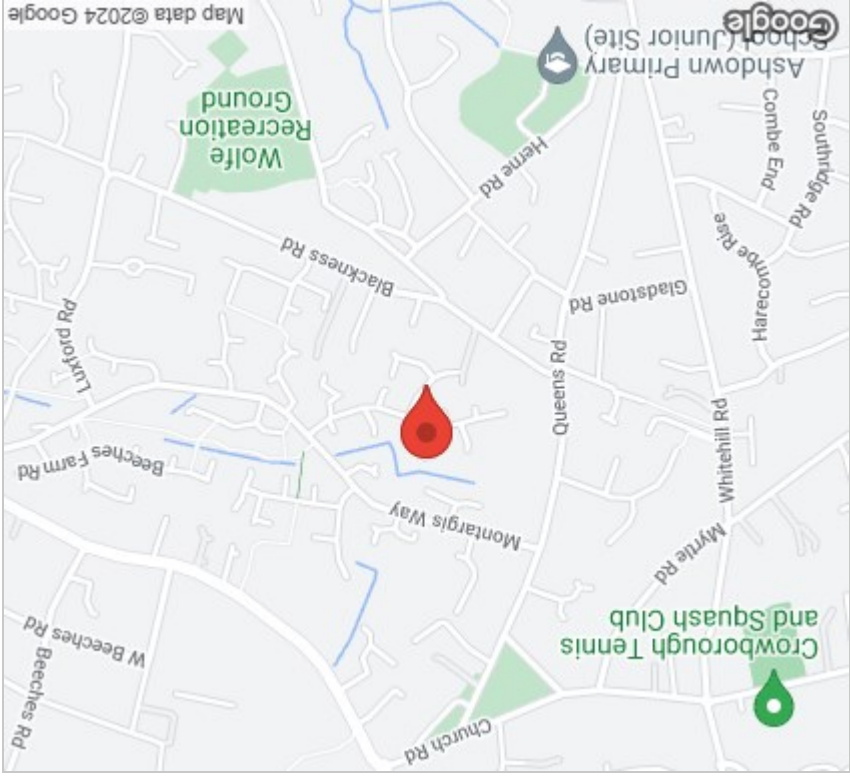


## Viewing

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 Graph



# 01892 653333

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