



35 Southridge Rise
Crowborough, TN6 1LQ
Price Range £515,000



Price Range £500,000 - £525,000

Your Forever Home Awaits: Timeless Charm Meets Modern Convenience

Welcome Home! This formidable family home offers a unique opportunity to make it truly yours. With its expansive layout and classic charm, it's perfect for even the largest of families. You simply don't find houses like this anymore!

A Home with Endless Potential

While it already stands as a great family home, the potential to put your own stamp and style on it is immense. The original house has been thoughtfully extended over the years, adding valuable living space and enhancing the home's functionality.

A Family-Friendly Location

Nestled in a neighbourhood with a genuine family feel, the convenience here is hard to beat. A local shop and bus route are just a short stroll away, and town is only a brief trip, making daily commutes and errands a breeze.

Kitchen with a View

The heart of the home, the kitchen, offers a lovely view of the garden, making meal preparations a joy. Imagine cooking dinner while watching the seasons change outside.

A Garden to Envy

Step outside and you'll be greeted by a garden that is truly a treat. Unlike the postage-stamp-sized plots of newer detached houses, this garden offers ample space for entertaining and outdoor activities. Well-sheltered at the back, privacy is assured, and the space becomes a haven for relaxation and family gatherings.

Lounge in Comfort

The lounge area is a highlight, featuring large floor-to-ceiling windows that frame the secluded garden. It's a perfect spot to sit and watch the wildlife and birds. A door leads directly to the patio area, which is ideal for outdoor seating, while the rest of the garden is laid to lawn.

Elegant Touches

The lounge boasts a feature fireplace with a marble surround and natural stone mantel, adding a touch of elegance and warmth. Over the years, the house has been extended to include a larger dining room, perfect for family occasions and entertaining guests.

Practical and Versatile Spaces

The kitchen benefits from an adjoining utility room. This utility room also has a door leading to the garden, making it ideal for hanging out the washing on sunny days. Additionally, a further extension over the garage has created an extra bedroom, adding to the home's versatility.

Additionally, from the utility room, a door leads directly to the garage, offering even more possibilities. Whether you use it for storage, create a dedicated office for working from home, set up a study area for teenagers, design a chill-out zone, or even craft a man cave, this space is brimming with potential to suit your lifestyle needs.

A Wildlife Haven

The garden is a haven for wildlife, complete with a pond that attracts a variety of birds and other creatures, offering a serene and natural retreat right in your backyard.

Upstairs Comfort

Upstairs, you'll find four good-sized bedrooms with ample storage, ensuring everyone has their own space. There's also a separate toilet, shower room, and family bathroom, providing convenience for busy mornings and family routines.

Don't Miss Out!

This has been a cherished family home for many years, and now it's ready to welcome its new owners. Make this your forever home, where timeless charm meets modern living. Houses like this are rare—seize the opportunity to create lasting memories in this beautiful, spacious home.





Floor Plan



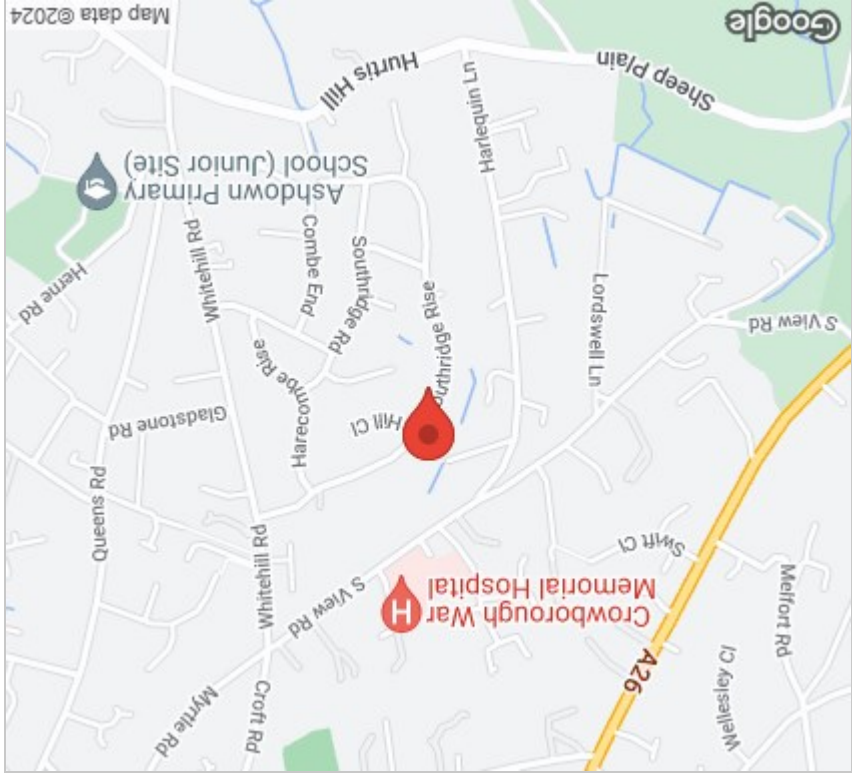
Viewing

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 (72 kWh)	
Energy efficient	B (69 kWh)	74
Decent	C (65 kWh)	
Needs improvement	D (61 kWh)	
Less than average	E (55 kWh)	51
More than average - higher running costs	F (51 kWh)	
Very poor	G (47 kWh)	

EU Directive 2002/91/EC
 England & Wales

Energy Efficiency Graph



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