



46 Eridge Drive
Crowborough, TN6 2TJ
Price Range £375,000



PRICE RANGE OF £375,000 - £400,000

*** CHAIN FREE ***

Banfield Estate Agents are pleased to offer to the market this spacious three bedroom, family home, located in a popular location close to Crowborough town centre and local amenities. Internally to the ground floor, the property comprises of an entrance porch, hallway, fully fitted kitchen, spacious lounge/ diner and downstairs cloakroom. To the first floor there are three nice size bedrooms and a modern family bathroom. Externally the property benefits from a secluded rear garden and access to the garage. There is off road parking in front of the garage and further garden to the front. Internal viewing is highly recommended in order to appreciate all this property has to offer!

Entrance

UPVC front door opening into entrance porch. UPVC double glazed window to front and side. Tiled flooring, Part glazed door to:-

Hallway

Stairs rising to first floor. Radiator. Wood effect laminate flooring. Doors to:-

Kitchen

Wood effect wall and base units line the perimeter with complimentary laminate worktop and tiled splashback. Intergrated electric oven with electric hob and extractor above. Intergrated under counter fridge and freestanding 'Zanussi' washing machine. Stainless steel sink and drainer sits below UPVC double glazed window to the front of the property. Cupboard housing gas fired boiler. Wood effect laminate flooring.

Downstairs Cloakroom

Push handle flush toilet, wall mounted sink with tiled splashback, opaque window to front. Radiator. Wood effect laminate flooring.

Living/ Dining Room

Spacious reception room with UPVC double glazed window to the rear looking out to the garden with part glazed UPVC door next to it allowing direct access out to the garden. Radiator beneath window and additional radiator. Useful understairs storage cupboard housing the consumer unit.

First Floor

Landing

Opaque UPVC double glazed window to the side. Airing cupboard with slatted shelving, housing the hot water tank and additional storage cupboard over the stairs with hanging rail. Loft hatch.

Bedroom One

Spacious double bedroom with useful built in surround wardrobes. UPVC double glazed window to the rear with radiator below.

Bedroom Two

Another nice size bedroom with UPVC double glazed window to the front with radiator below.

Bedroom Three

UPVC double glazed window to the rear overlooking the garden, with radiator below.

Family Bathroom

Fully tiled, comprising of a panel bath with wall mounted 'Mira Play' shower above. Push button flush toilet, sink with storage vanity unit below. Heated towel rail with mirrored cupboard above. Opaque UPVC double glazed window to the front.

Rear Garden

Stepping out from the rear of the property there is a patio which spans the rear of the property which is the perfect spot for outside dining and entertaining. The garden is secluded and mainly laid to lawn Mature hedging and shrubbery lines one side and bottom of the garden. Personal door to garage and gate out to the front of the garage and side of the property.

Garage & Parking

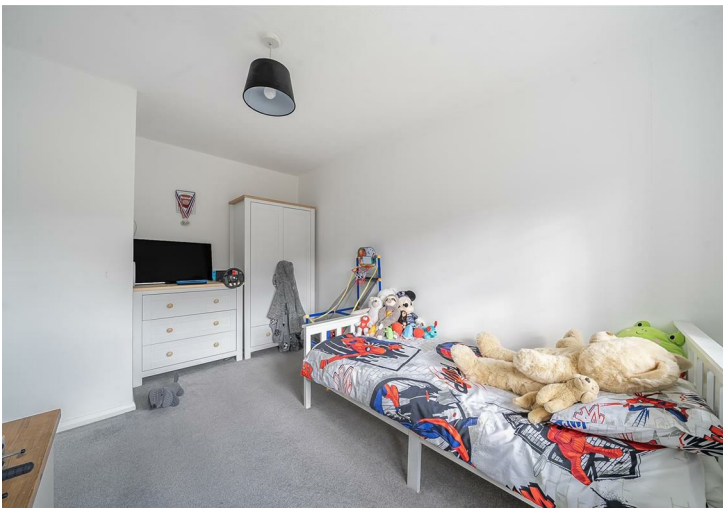
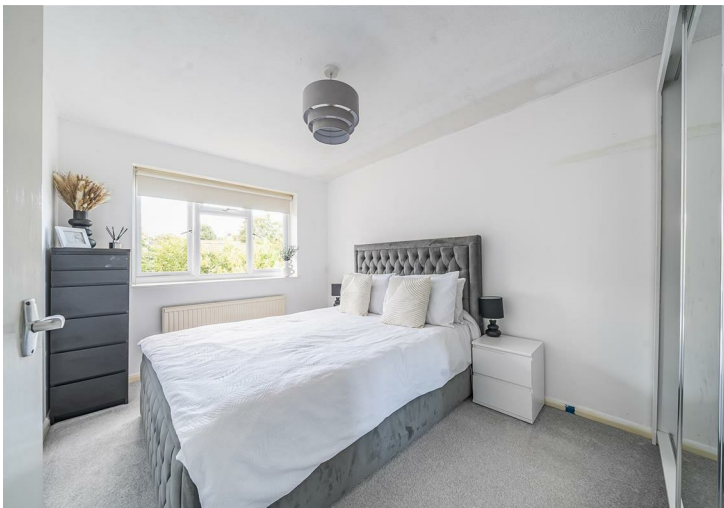
Single garage with off road parking for a couple of cars, in tandem, in front of.

Front Garden

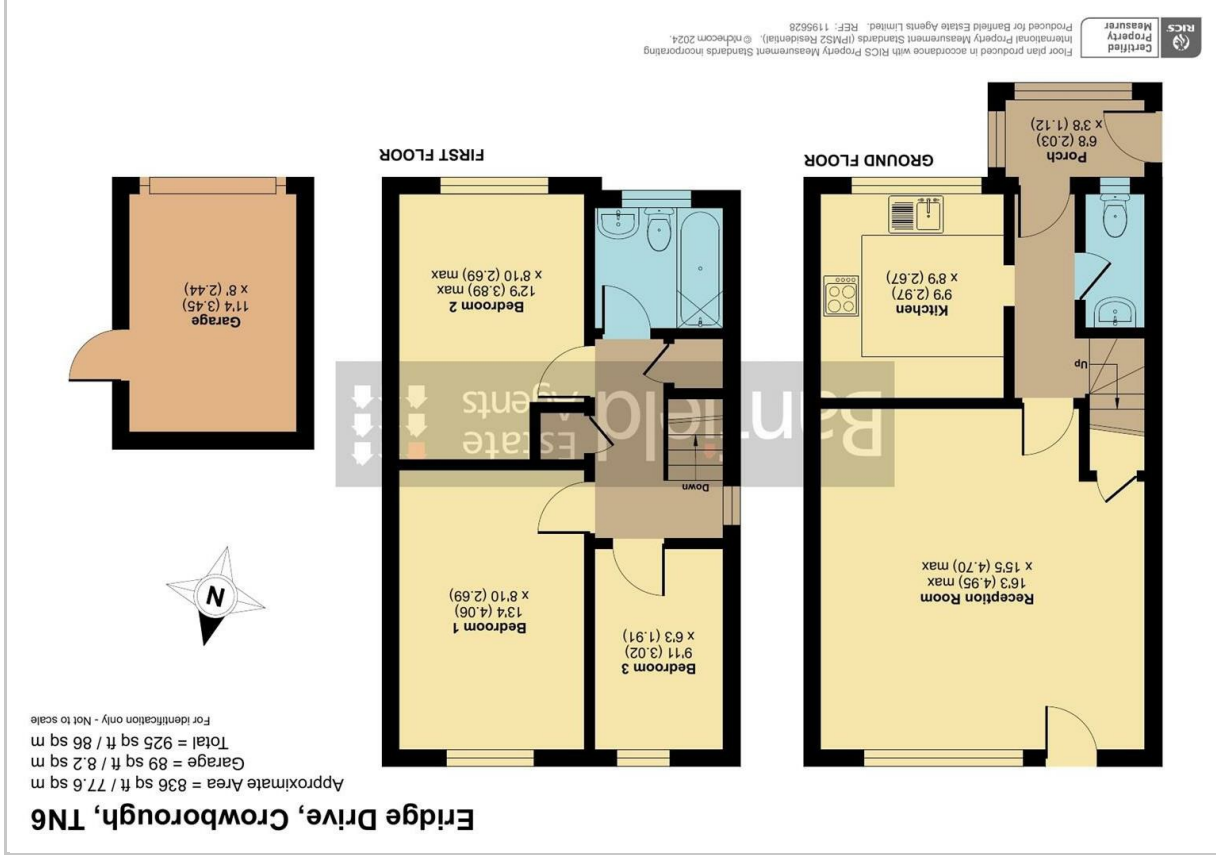
A small area of lawn to the front of the property with some established planting.

Additional Information

Wealden District Council. Council Tax Band D.



Floor Plan



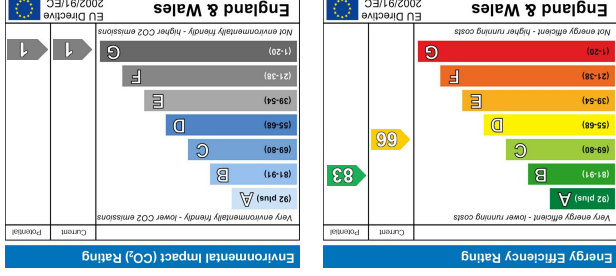
Viewing

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.

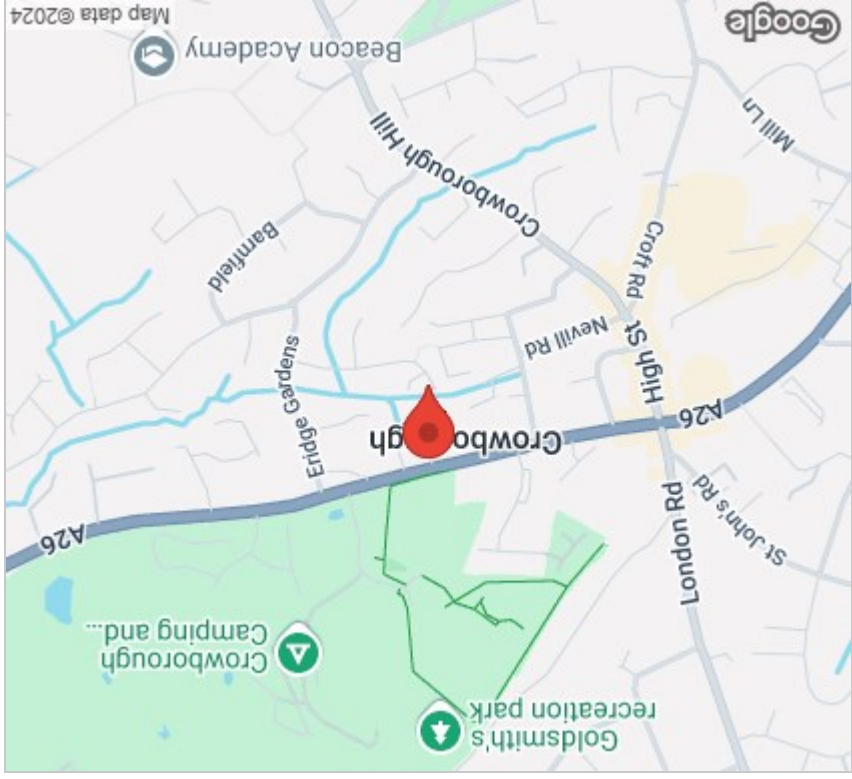
01892 653333

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Energy Efficiency Graph



Area Map



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