



Robins Western Road  
Crowborough, TN6 3EE  
Price Range £375,000



PRICE RANGE: £375,000 - £400,000

A Home Full of Heart & Potential

3-Bedroom Semi-Detached | Expansive Living Space | Private Garden | Off-Road Parking | Scope to Extend

There's something timeless about this 1930s semi. It's one of those homes that feels instantly welcoming — the kind of place where family life naturally unfolds. Step through the front door and you'll quickly see: this isn't your standard three-bed semi. It's a home with soul, space, and endless possibility. From its generous open-plan lounge/diner to its peaceful, secluded garden, every corner invites you to imagine life here — Sunday roasts around the dining table, summer evenings in the garden, laughter echoing through bright, airy rooms.

This is a home you can grow into, personalise, and truly make your own.

Fantastic open-plan lounge/diner — perfect for family gatherings and entertaining

Secluded, mature rear garden with plenty of sun and privacy

Large driveway for multiple vehicles plus a garage

Brick-built outbuilding — ideal for a home office, gym, or creative studio

Potential to extend or remodel (architect's plans available)

The first thing you'll notice when you walk in is the space. The main living area stretches out before you — light-filled and inviting, a true hub for family life. The lounge/diner offers the perfect setting for movie nights, dinner parties, or simply curling up with a book on a quiet afternoon.

The garden room connects seamlessly to the outdoors, drawing in the light and leading you to the leafy tranquillity of the rear garden. There's already architect's vision in place to open these spaces further — imagine a stunning open-plan kitchen/dining/living area that flows straight into the garden, tailor-made to your taste.

Your Private Outdoor Sanctuary

Step outside and discover a beautifully secluded garden, enclosed by greenery and brimming with potential. There's space for children to play, for pets to roam, and for adults to unwind with a glass of wine in the late afternoon sun.

Hidden at the rear is a charming brick outbuilding — once part of an old dairy, now ready to become something new. Whether you dream of a yoga studio, home gym, therapy space, or creative workshop, it's the perfect blank canvas.

Practical Comforts

The generous driveway and garage mean you'll never need to search for parking again — and there's plenty of room to add an electric car charging point. The garage itself could even be converted, subject to planning, adding yet another layer of flexibility to this already versatile home.

Restful Bedrooms

Upstairs, two generous double bedrooms and a large single offer comfortable sleeping space for the whole family. Each room carries the quiet promise of relaxation — peaceful and bright, just waiting for a new owner's touch to bring them to life.

This is a home with imagination built into its walls. Whether you're looking to create a contemporary open-plan living space, extend to a fourth bedroom, or simply refresh and enjoy, the scope is here.

"When we first walked in, we couldn't believe how much space there was compared to everything else we'd seen. The garden has been our sanctuary — private, peaceful, and full of memories. We'll truly miss it." — Current Owners

Location: Countryside Calm Meets Everyday Convenience

Situated in a popular and well-connected part of Crowborough, this home offers the best of both worlds: peaceful, leafy surroundings and easy access to everything you need. Jarvis Brook Station – direct line to London for effortless commuting. Local schools – excellent primary and secondary options within walking distance. Shops, cafés & pubs – nearby for weekend brunches or evening get-togethers. Ashdown Forest – just a couple of miles away, for long walks, fresh air, and Pooh Corner adventures. Royal Tunbridge Wells – a short drive away, with boutique shopping, dining, and grammar schools

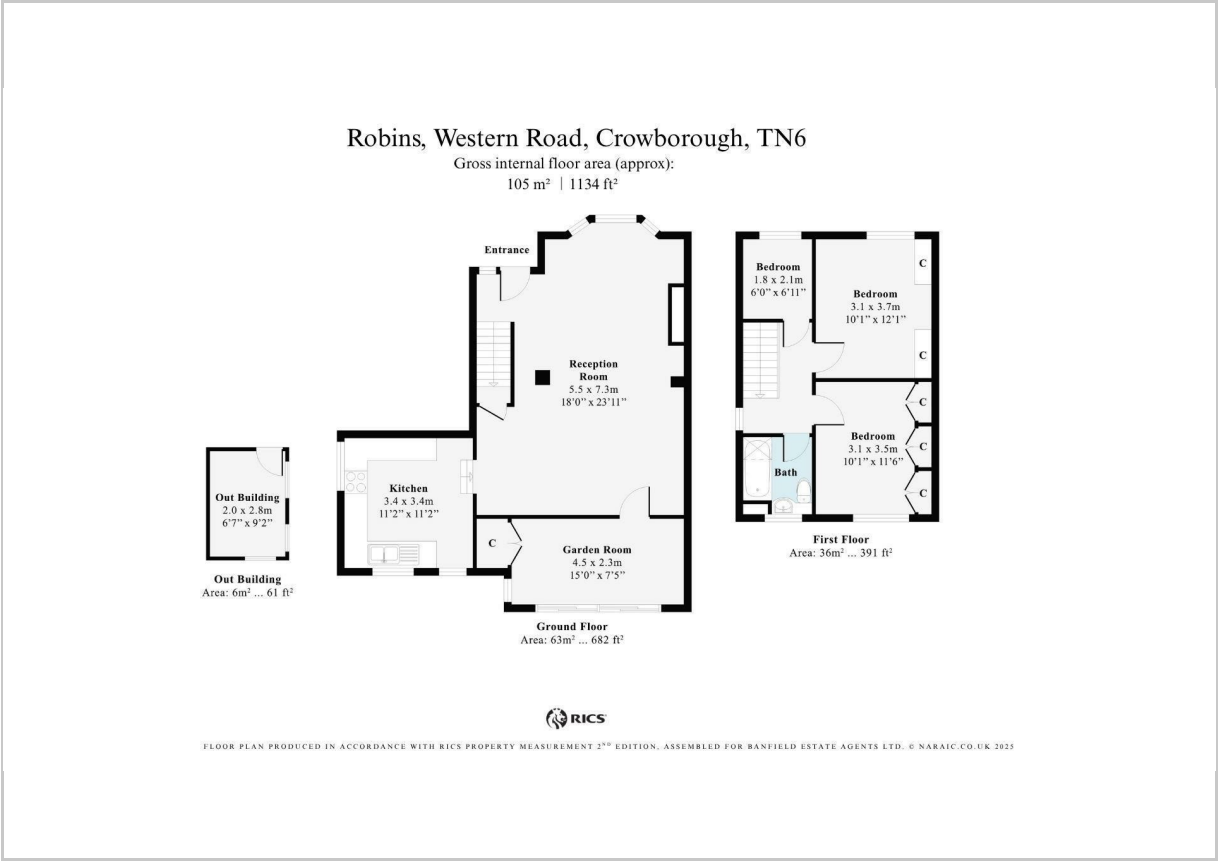
A Forever Home in the Making

This property isn't just about bricks and mortar — it's about potential, family, and the chance to create a home that grows with you. From its leafy garden to its warm, generous living spaces, this 1930s semi is ready for its next story.

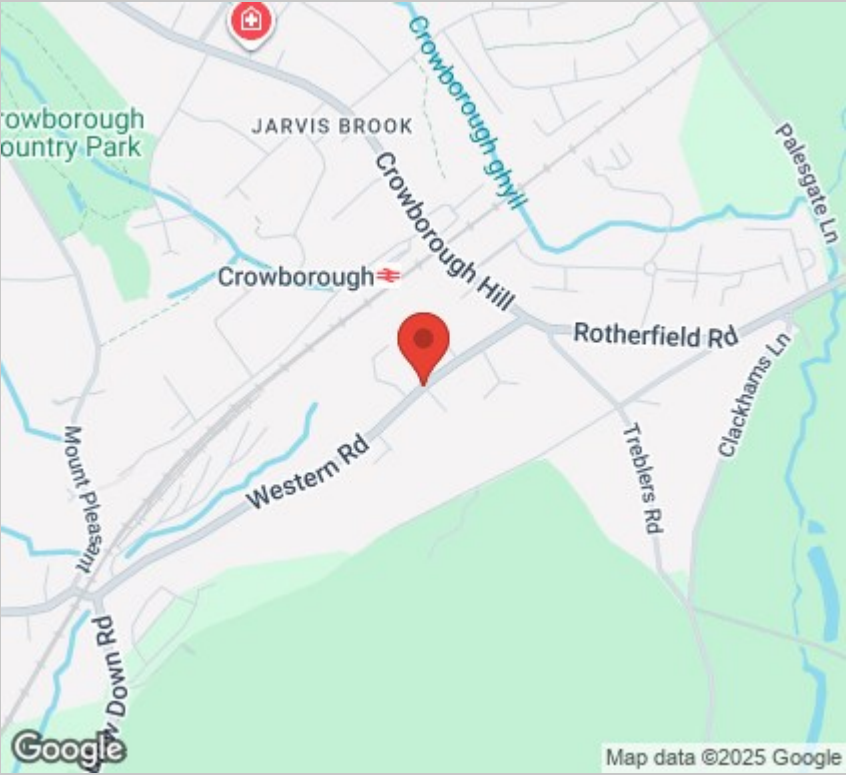




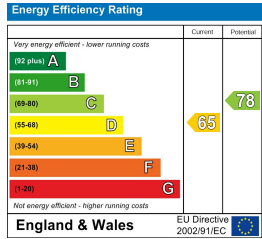
Floor Plan



Area Map



Energy Efficiency Graph



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.

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