



NANCY BRODRICK-LECAUDEY

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5 Brooklands Avenue  
Guide Price £410,000

3 1 1



This is a desirable, detached three-bedroom bungalow, situated in a prime location in this most sought after cul-de-sac in Crowborough. Crowborough is a small but bustling town, with excellent supermarket provision and numerous small, independent retailers, restaurants and cafes.

This home is spacious throughout and comprises of an entrance hallway, a large living room with excellent natural light, a kitchen, 3 bedrooms and a shower room/bathroom. The conservatory to the rear of the property and with access onto the garden could easily be converted to make the space into a generous kitchen/diner.

The property has a beautiful private garden, garage and driveway and is being sold with no onward chain.

Crowborough is situated just south of Tunbridge Wells on the A26, about halfway between London and the south coast, and can also be reached by train on the Uckfield line from London Bridge. In addition to the nearby Ashdown Forest, the gorgeous countryside around the town is a walkers' paradise with parks, nature reserves and woodland areas with many footpaths.

(Please note virtual staging has been added to the photography to demonstrate how the property can be furnished)



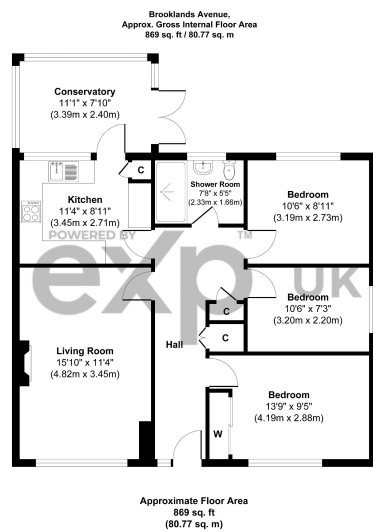


Illustration for identification purposes only, measurements are approximate and not to scale, unauthorized reproduction is prohibited.

- Chain Free
- Detached House
- Off Road Parking
- Desirable Location
- 3 Bedrooms
- Garage
- Front and Rear gardens
- Quiet Residential Cul de Sac



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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