

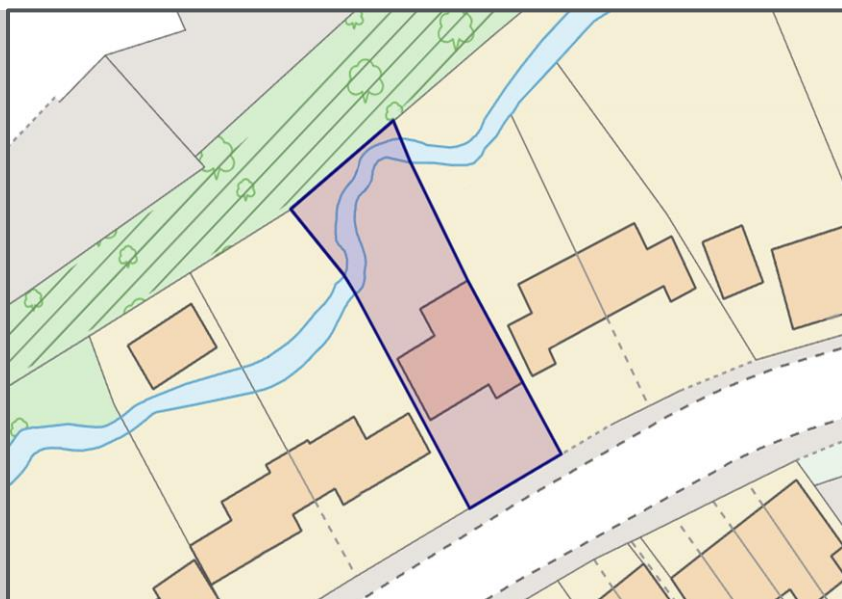
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Peter Oliver



Western Road, Crowborough, TN6 3EH

- Extended Detached House
- 3 Bedrooms, 3 Reception Rooms
- Modern Kitchen & Utility
- Feature Rear Garden
- Separate, Large Office Space
- Driveway & Garage



EPC RATING

Current:  Potential:
EPC Awaited

£450,000



Western Road, Crowborough, TN6 3EH

This house is amazing, full of surprises and you really can't see from the road quite how big and how much space this house offers! This extended detached family home is well presented and has been a much loved home for many years. The accommodation starts on with a lovely entrance hall, leading into the large lounge with a bay window and also the separate dining room. Beyond the dining room there is a breakfast room which in turn leads into a modern extended kitchen. That's not it for the ground floor as there is also a useful utility room as well. On the first floor there are three bedrooms, 2 of which are good size doubles, and the 3rd is a good size single room. The bedrooms are served by a bathroom and separate WC. Once you've finished exploring the house and head outside, this is where the adventure begins! There is further accommodation to come but first, the rear garden is simply beautiful (even taking into account the time of year) and is a stand-out feature, offering good space with a lovely lawned area, a stream running through with bridge over and a further section to the far end. This garden will be a delight for the new owners and it's a space we're sure you'll be keen to show off. On to the extra accommodation, underneath the breakfast room and kitchen is a large, L-shaped office space, ideal for someone working from home. Beyond this there is a door leading into the cellar which has a slightly restricted height but runs to the full extent of the house meaning storage galore! To the front of the house there is a double width block paved driveway providing useful off road parking and there is also a garage.

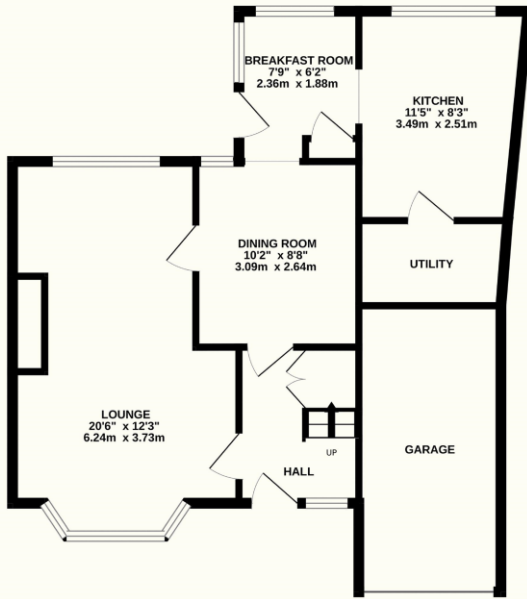
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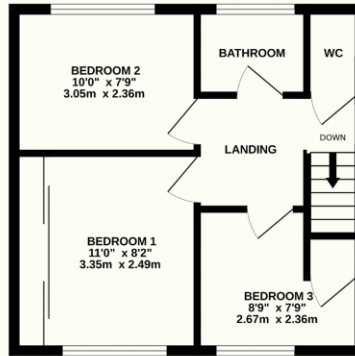




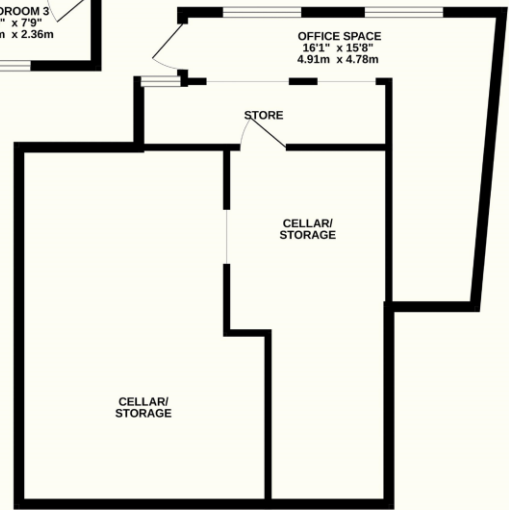
GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



BASEMENT
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 1617 sq.ft. (150.2 sq.m.) approx.

Minus cellar space, total floor area approx. 1237 Sq Ft

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE: FREEHOLD

COUNCIL TAX BAND: D

MAINTENANCE/SERVICE CHARGE: N/A

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