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Peter Oliver



Manor Way, Crowborough, TN6 1LS

- ▼ 3 Bedroom Detached
- ▼ Open Plan Kitchen
- ▼ Popular Location
- ▼ Driveway & Garage
- ▼ Generous Bedrooms
- ▼ Lovely Garden



### EPC RATING

Current:

57 | D

Potential:

78 | C

### Guide Price

£450,000-£475,000





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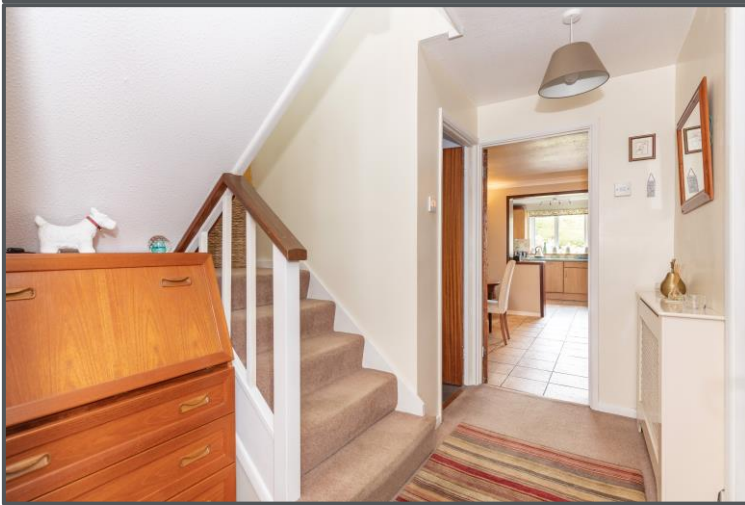
This three-bedroom detached home is ideally situated for a short walk in one direction to Crowborough town centre with its range of local amenities, plus the mainline railway station with trains to London in the other and resides in a quiet road with little passing traffic. The house offers ample accommodation for a family and benefits from a rear extension where the new kitchen is now located. Downstairs space is excellent, and comprises a fully enclosed double-glazed porch, entrance hallway, separate WC, the main lounge providing a bright and spacious dual aspect family space running the whole length of the home with French doors to the garden at the back. The kitchen has had an extension to the rear which allows plenty of space for an open plan living/kitchen area or of course a kitchen/diner which is so popular these days. Upstairs are three bedrooms and a family bathroom, all well presented in keeping with the rest of this lovely home. The property has a well-kept garden which is fully enclosed with a patio to the side of the extension with a seating area and a large area of lawn making a great space for children to play and for entertaining in warmer months. Finally, the property also has its own garage and driveway with off-road parking for multiple vehicles with ease. This is an excellent family home with plenty of space in a quiet, convenient location. Viewing comes highly recommended.

Uckfield: 01825 703000  
Crowborough: 01892 489000  
Lettings: 01825 701030  
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TOTAL FLOOR AREA : 1175 sq.ft. (109.2 sq.m.) approx.

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: E

MAINTENANCE/SERVICE CHARGE: N/A

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