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Peter Oliver



Coombe Edge, Crowborough, TN6 2GS

- ▼ 4 Bed Semi-Detached
- ▼ Cul-De-Sac Position
- ▼ Beautifully Presented
- ▼ Off Road Parking
- ▼ En-Suite To Main Bedroom
- ▼ Conservatory



**EPC RATING**

Current:  Potential:  
EPC Awaited

**£475,000**



## Coombe Edge, Crowborough, TN6 2GS

This is a fantastic family home in a desirable cul-de-sac on the edge of Crowborough town within walking distance of the local shops and railway station. With accommodation over three floors and a large footprint the property will provide space and comfort for the largest of families with ease and is an efficient property to run due to a good EPC rating along with the solar panels on the roof. Entering through an entrance hallway on the ground floor provides access into two main family rooms in the form of a large bright lounge which leads onto a conservatory and then a modern kitchen/diner which is at the front of the house and has been finished to a high standard. On the first floor are two double bedrooms, the family bathroom plus an additional single room which could also be used for a study with internet/phone ports installed. Finally on the top floor is the main bedroom with its own en-suite shower and a large wardrobe for more storage. All rooms feel bright and spacious, and the property is finished to a high standard throughout. The rear garden benefits from a sunny patio area which then leads onto a generous lawn. To the front where there's a wide driveway which will accommodate a couple of vehicles off the road with more visitor parking just down the street. This is an excellent family home in a desirable location that is ideal for commuters as there is a pathway nearby that is a short cut to the station. This one comes highly recommended!

Uckfield: 01825 703000  
Crowborough: 01892 489000  
Lettings: 01825 701030  
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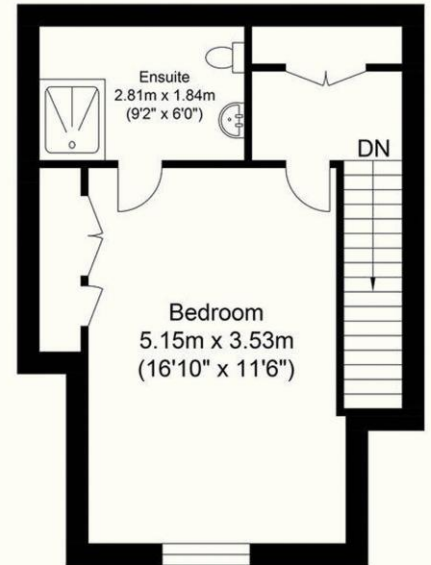
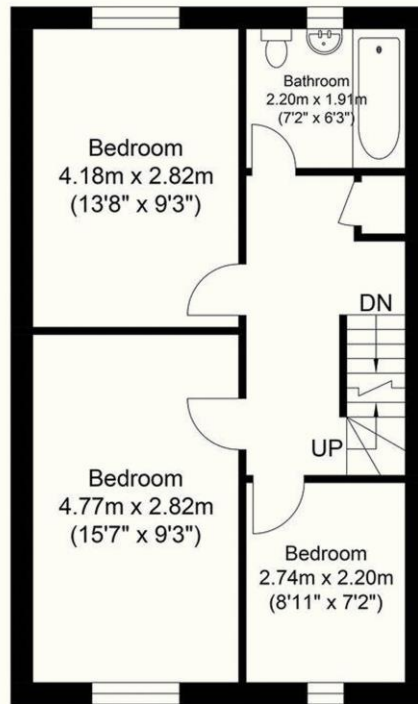
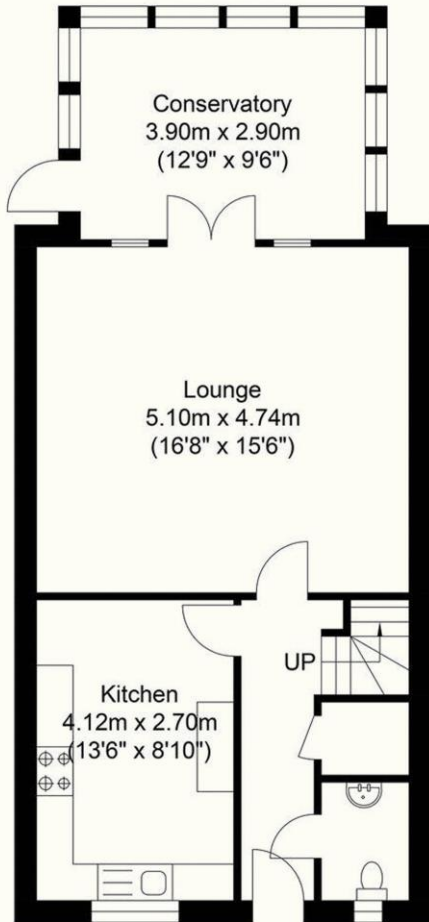
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 The Property  
Ombudsman

 The Property  
Ombudsman  
LETTINGS



Approximate Gross Internal Area = 135.16 sq m / 1454.85 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



TENURE: FREEHOLD

COUNCIL TAX BAND: E

MAINTENANCE/SERVICE CHARGE: N/A

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