



**Connells**

Brooklands Avenue  
Crowborough





### Property Description

Located on the outskirts of Crowborough Town Centre Close to local bus links into the Town centre and to Tunbridge Wells and Brighton.

The bungalow would certainly suit those looking to downsize and stay within the popular Town.

The accommodation is bright and airy and comprises of, Entrance porch, entrance hall, lounge, bedroom one to the front, bedroom three, bedroom two/dining room with direct access onto the garden. We'll appointed modern bathroom, kitchen with fitted appliances.

A conservatory to the rear completes the living accommodation.

Outside there is a patio area and an area of lawn with a concrete base ready for a summer house to be installed. There is a garage with power and lighting and off road parking in the form of a driveway.

Brooklands Avenue is a cul de sac located to the South of Crowborough Town centre. There is a convenience store and public house nearby on Whitehill Road and is also close to primary and secondary schools and Wolfe recreation ground with tennis courts cricket pitch, outdoor gym and children's play area as well as plenty of green space for football and burning off that after school energy.

The mainline train station is approximately 1.6 miles away and offers a regular service into London Bridge.



**Entrance Porch**

**Entrance Hall**

**Lounge**

16' 6" x 10' 11" ( 5.03m x 3.33m )

**Kitchen**

10' 10" x 9' 6" ( 3.30m x 2.90m )

**Bathroom**

**Bedroom Two/dining Room**

10' 10" x 8' 11" ( 3.30m x 2.72m )

**Bedroom Three**

10' 10" x 7' ( 3.30m x 2.13m )

**Bedroom One**

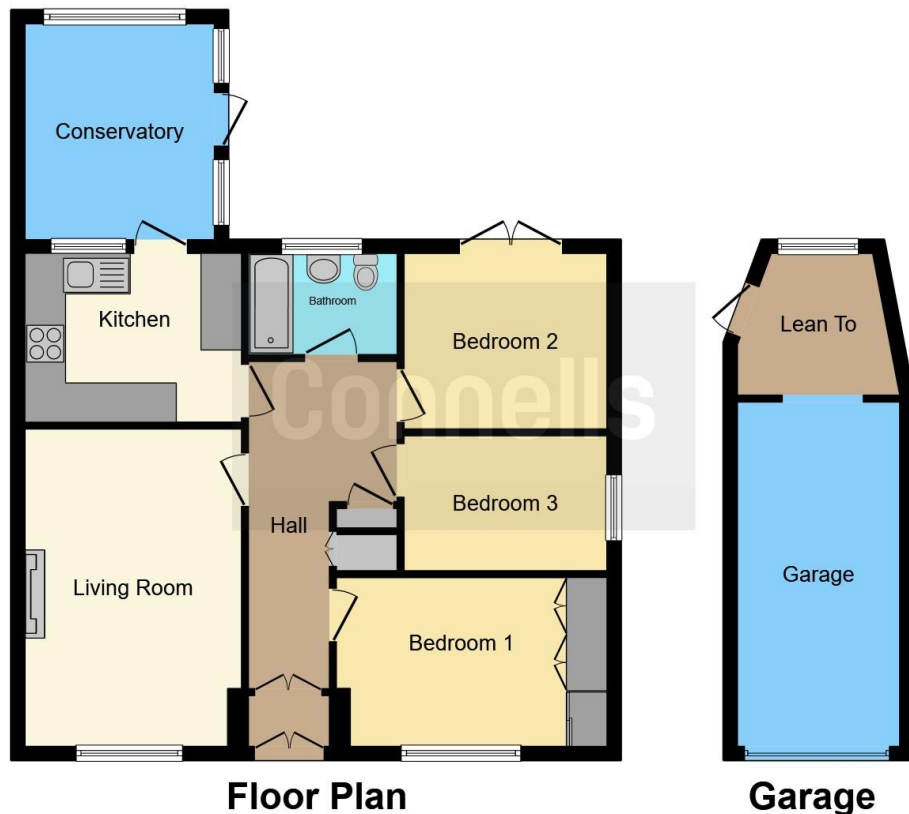
13' 4" x 9' 5" ( 4.06m x 2.87m )

**Garage**

**Rear Garden**







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01892 547 966**  
**E [tunbridgewells@connells.co.uk](mailto:tunbridgewells@connells.co.uk)**

5 Vale Road  
 TUNBRIDGE WELLS TN1 1BS

**EPC Rating: D**

**view this property online [connells.co.uk/Property/TWL405262](http://connells.co.uk/Property/TWL405262)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: TWL405262 - 0004