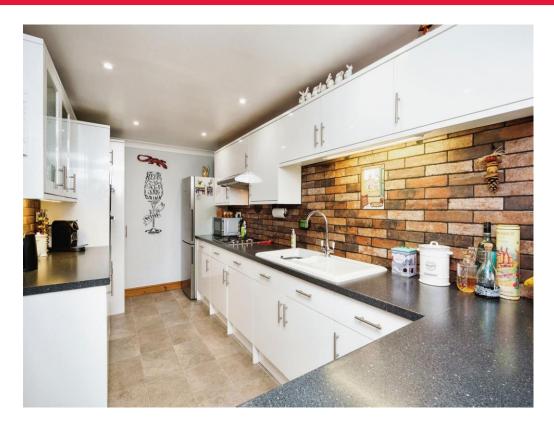


Connells

Shepherds Walk Crowborough

## Shepherds Walk Crowborough TN6 2DX







## **Property Description**

Are you looking for a family home set within a quiet cul-de-sac? This superb home really needs to be considered. With very well proportioned rooms and flooded natural light, the home really does lend itself to a family.

The accommodation comprises of, Entrance hall, cloakroom, lounge with feature fire place and opening onto the dining room which in turn allows direct access onto the garden via sliding doors. There is a fully fitted kitchen off the dining room and a study to the front which completes the ground floor accommodation. The landing is surprisingly spacious and could offer a further study area.

To the front of the house is bedroom one with built in wardrobe and a well appointed en suite shower room. There are two further double bedrooms, family bathroom and a single bedroom which completes the internal accommodation. The house is positioned on a corner plot which tends to mean bigger gardens, this being no different. There is a patio and areas of lawn to the rear and side of the house all being fence enclosed with side access gate. To the front is a driveway and single garage.

Shepherds Walks is located to the south of Crowborough Town centre. There are many amenities nearby including, convenient store, Sainsbury local, Tesco, Bakery, Coffee shop and a selection of takeway restaurants as well as the mainline station offering regular services into London. Crowborough offers a range of Primary schools as well as the Beacon.

## **Entrance Hall**

**Lounge Opening To** 16' 6" x 13' 5" ( 5.03m x 4.09m )

**Dining Room** 19' 5" x 9' 4" ( 5.92m x 2.84m )

Kitchen

15' 5" x 7' 7" ( 4.70m x 2.31m )

**Study** 12' 10" x 7' 7" ( 3.91m x 2.31m )

Cloakroom

Landing

**Bedroom One** 

10' 11" x 9' 4" ( 3.33m x 2.84m )

**En Suite** 

**Bedroom Two** 

10' 9" x 9' 4" ( 3.28m x 2.84m )

**Bedroom Three** 

9' 4" x 8' 5" ( 2.84m x 2.57m )

**Bathroom** 

**Bedroom Four** 

9' 4" x 7' 8" ( 2.84m x 2.34m )

**Single Garage** 

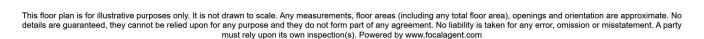
Driveway

Rear Garden









To view this property please contact Connells on

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**EPC Rating: C** 

view this property online connells.co.uk/Property/TWL404543





Tenure: Freehold





<sup>1.</sup> 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.

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