



Connells

Brook House Beacon Road
Crowborough



Property Description

Offered for sale is this substantial family home, measuring at proximally 2270sq. foot. There is ample living space as well as two kitchens. All five bedrooms offer space for double beds. This home would ideally suit a growing family needing extra space. There is electric based under floor heating throughout most of the house and outside office as well as solar panels.

The accommodation comprises of, Entrance hall with lift access to the first floor landing, Cloakroom, Lounge, Dining Room, Conservatory, Kitchen breakfast Room, Second Kitchen/Utility Room. Upstairs, all Five bedrooms offer space for double beds and all have built in wardrobes. Bedroom One has a balcony over looking the garden and en suite shower room. Bedrooms Two and Three also offer en suite shower rooms. The family bathroom is a modern suite including bathtub. Outside, the rear garden offers a westerly aspect and is incredibly private. There is a large patio area off of the house, a large area of lawn with mature flower beds, shrubs and trees. There is also a home office in the garden which has wired Internet connection, power, lighting and underfloor heating. There is a large garage as well as ample off street parking.

The house itself is 1 mile from Crowborough High Street which offers a range of independent and chain shopping facilities as well as popular pubs and restaurants. Waitrose and Morrisons supermarkets can be found in the town. The train station is approximately 2.2 miles away.

Entrance Hall

Cloakroom

Lounge

23' 6" x 13' (7.16m x 3.96m)

Dining Room

14' 7" x 10' 5" (4.45m x 3.17m)

Main Kitchen Breakfast Room

24' 1" x 10' 11" (7.34m x 3.33m)

Conservatory

26' 7" x 10' 2" (8.10m x 3.10m)

Kitchen Two / Utility Room

15' 7" x 7' 9" (4.75m x 2.36m)

First Floor Landing

Bedroom One

13' 5" x 15' 7" (4.09m x 4.75m)

Balcony

En Suite

Dressing Room

Bedroom Two

14' 6" x 11' 3" (4.42m x 3.43m)

En Suite

Bedroom Three

12' 5" x 12' 2" (3.78m x 3.71m)

En Suite

Bedroom Four

12' 10" x 12' 6" (3.91m x 3.81m)

Bedroom Five

10' 9" x 10' (3.28m x 3.05m)

Family Bathroom

Rear Garden

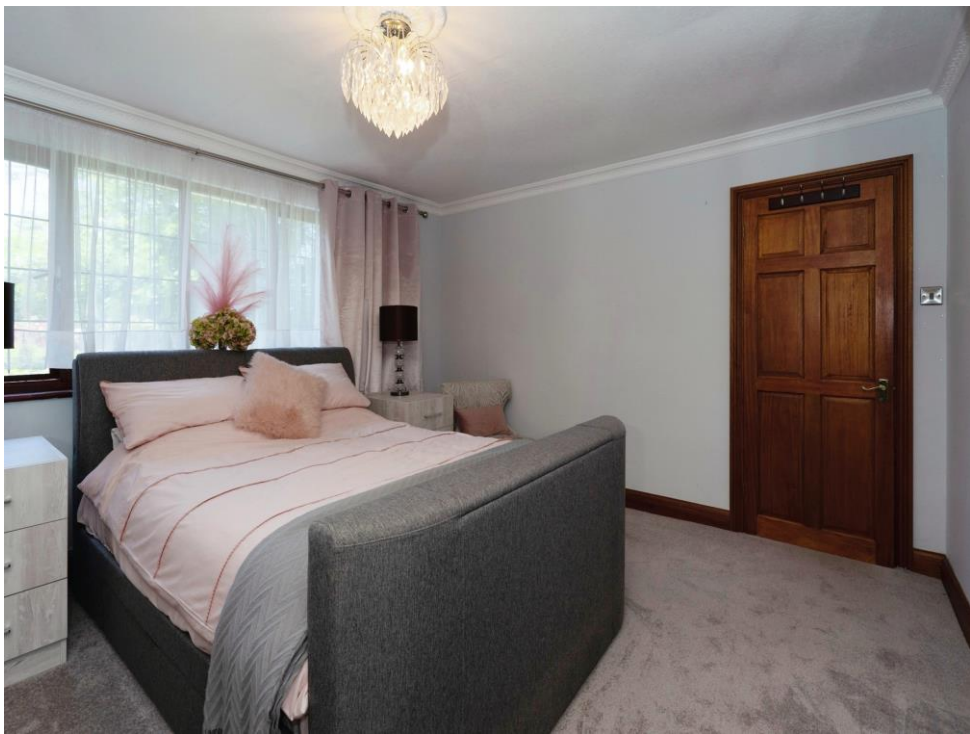
Outside Office

12' 1" x 11' 11" (3.68m x 3.63m)

Garage

Off Road Parking









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

Tenure: Freehold

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