

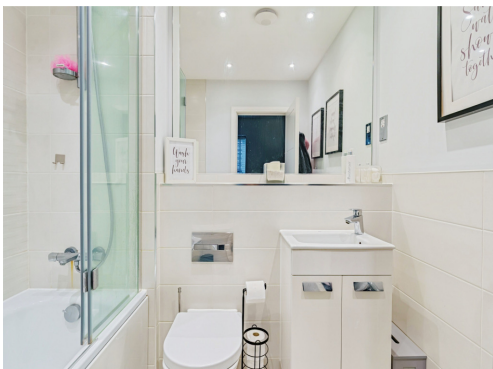


**Connells**

Kingfisher Drive  
Crowborough

# Kingfisher Drive Crowborough TN6 3FQ

for sale offers in excess of  
**£375,000**



## Property Description

Step into this exquisite two-bedroom semi-detached residence, a jewel just five years young and once the pride of the development as its show home. Lovingly redecorated throughout, it now gleams with fresh sophistication, offering interiors bathed in natural light and finished with a modern flourish that makes every room a delight to behold.

The rear bedroom opens to enchanting views, a serene sanctuary where mornings feel brighter and evenings more restful. Beyond the main house, a charming garden office awaits—fully powered and brimming with potential, whether as a creative studio, a peaceful workspace, or a versatile retreat.

Practicality blends seamlessly with beauty: a generous driveway provides ample parking for several vehicles, while the home's enviable location places shops, schools, and excellent transport links just a short stroll away.

## Ground Floor

### Entrance Hall

### Kitchen

13' 2" x 6' 2" ( 4.01m x 1.88m )

### Lounge/Dining Room

16' 1" x 14' 2" ( 4.90m x 4.32m )

### Downstairs Cloakroom

## First Floor

## Landing

### Bedroom One

12' 6" x 10' ( 3.81m x 3.05m )

### Bedroom Two

9' x 14' 5" ( 2.74m x 4.39m )

### Bathroom

## Outside

## Driveway

## Front Garden

## Rear Garden

## Home Office

## Additional Upgrades

- Amtico flooring throughout entrance hall/kitchen/downstairs cloakroom/storage cupboard
- Sandstone effect ceramic tiles within lounge
- Recently recarpet throughout stairs/landing/both bedrooms
- Wooden paneling behind TV
- Kitchen with Bosch fan oven & hob
- Home office with power and internet plus side shed for storage
- Recently fitted sandstone patio as in 2021 (increased size)
- Bedroom one with built-in wardrobes



## Additional Information

Crowborough High Street is just a short walk from your front door, placing all the everyday essentials within easy reach, whether it's a workout at the gym, a round of golf, coffee with friends, the school run or the weekly shop.

It is also very easy to travel by road from Crowborough, with the A26 running through the centre of the town, then following a direct route north to Royal Tunbridge Wells and south to Lewes.

Nestled among lush green leaves upon the roof of the High Weald Area of Outstanding Natural Beauty is the market town of Crowborough. Its picturesque streets are lined with Tudor beams and Edwardian bay windows, interspersed with an abundance of green open spaces.

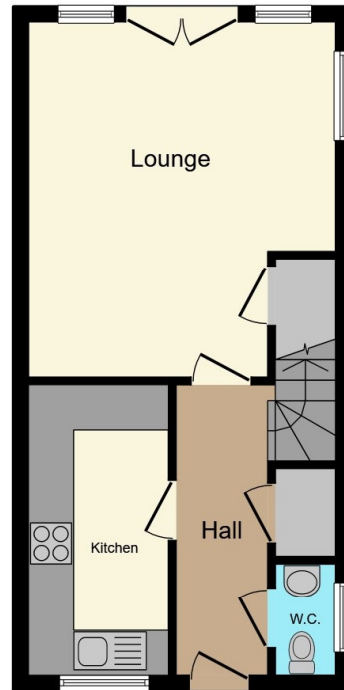




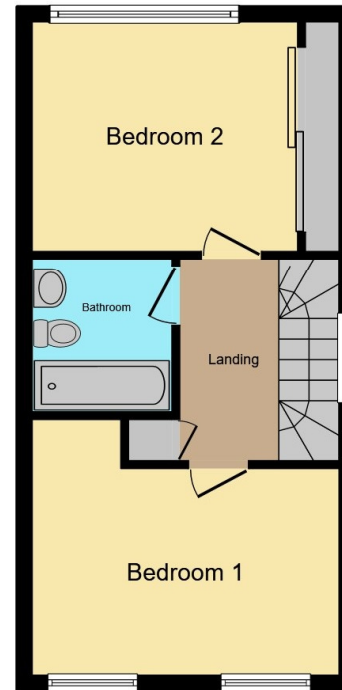








**Ground Floor**



**First Floor**

Total floor area 71.1 m<sup>2</sup> (765 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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5 Vale Road  
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: B    Council Tax  
 Band: D

Tenure: Freehold

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