



WOOD & PILCHER



- End of Terrace House
- 4 Bedrooms
- 3 Bathrooms
- Attractive Rear Garden
- Two Allocated Parking Spaces
- Energy Efficiency Rating: C

Watson Way, Crowborough

£425,000

woodandpilcher.co.uk

37 Watson Way, Crowborough, East Sussex, TN6 2FP

Built approximately ten years ago and being sold with no onward chain is this end of terrace family house arranged over three floors. The ground floor accommodation comprises of an entrance hall, cloakroom, kitchen and a living/dining room with direct access out to the rear garden. To the first floor you will find the main bedroom with en suite bathroom, a further bedroom and family bathroom. Stairs then rise to the second floor which offers two further bedrooms and an additional bathroom. Externally are attractive front and rear gardens and the advantage of two allocated parking spaces to rear accessed via a gated entrance. A real plus of this development is its location being well placed with excellent amenities to include schooling, mainline railway station and the town centre.

Glass panelled upvc front door leads into:

ENTRANCE HALL:

Wall mounted alarm panel, stairs to first floor, wood laminate flooring, radiator, coats hanging area and a smoke detector.

LIVING/DINING ROOM:

Feature fireplace with Limestone surround, hearth and electric fire (not tested), wood laminate flooring, two radiators, tv/satellite point, dual aspect with upvc double glazed windows to rear and side and French doors opening to the rear garden.

DOWNSTAIRS CLOAKROOM:

Dual flush low level wc, vanity wash hand basin with cupboard beneath, heated towel rail with thermostat, tiled flooring and obscured double glazed window to front.

KITCHEN:

Range of wall and base units with granite work tops and upstands over, one and half bowl stainless steel sink with swan mixer tap, integrated appliances include an eye level twin oven, 4-ring gas hob with extractor fan over and metal backplate, dishwasher, washing machine and a fridge/freezer, continuation of laminate flooring, inset spot lighting, wall mounted gas boiler, telephone/broadband points, radiator and double glazed windows to front and side.

FIRST FLOOR LANDING:

Built in smoke detector, stairs to second floor, radiator, airing cupboard with pressurised Megaflow system and additional shelving.

BEDROOM:

Dressing area with two built in wardrobe cupboards with hanging areas, two radiators, carpet as fitted and double glazed windows to side and rear.

EN SUITE SHOWER ROOM:

Fully tiled shower cubicle with built in shower and sliding glass door, low level dual flush wc, vanity wash hand basin with cupboards beneath, shaver point, wall mounted mirror, tiled flooring, chrome heated towel rail with thermostat, tiled flooring and obscured double glazed window to side.



BEDROOM:

Radiator, carpet as fitted and double glazed windows to side and front.

FAMILY BATHROOM:

Panelled bath with shower attachment over, glass screen and tiled surrounds, dual flush low level wc, vanity wash hand basin with cupboards under and mirrored wall, shaver point, chrome heated towel rail, tiled flooring and obscured double glazed window to side.

SECOND FLOOR LANDING:

Built in smoke detector.

BEDROOM:

Fitted wardrobe cupboards with hanging rail, loft access, carpet as fitted, radiator and double glazed window to rear.

FAMILY BATHROOM:

Panelled bath with tiled surround, shower attachment over and glass screen, vanity wash hand basin with two cupboards under, low level wc, mirrored wall, shaver point, chrome heated towel rail with thermostat and obscured double glazed window to side.

BEDROOM:

Radiator, carpet as fitted and double glazed window to side.

OUTSIDE FRONT:

Enclosed walled garden with established planting.

OUTSIDE REAR:

Adjacent to the property is a patio area ideal for garden table and chairs with the remainder of the garden principally laid to lawn, garden shed along with hedge and fenced boundaries.

Two allocated parking spaces accessed via gated entrance.

SITUATION:

Crowborough town provides an excellent range of shopping facilities including a bank, post office, doctors, dentists, supermarkets and an array of independent shops and retailers. The mainline railway station provides trains to London Bridge in approximately one hour as well as a good selection of bus routes. The area is well served for both state and private junior and secondary schooling with sporting and recreational facilities including several golf courses and the Crowborough Leisure Centre with indoor swimming pool. Located to the west of Crowborough and made famous by A A Milne Winnie the Pooh is Ashdown Forest which is a great place for walking, riding and enjoying spectacular views over the Sussex countryside. The spa town of Royal Tunbridge Wells is approximately eight miles to the north where you will find the mainline railway station and a good range of schooling including the grammar schools.

TENURE:

Freehold

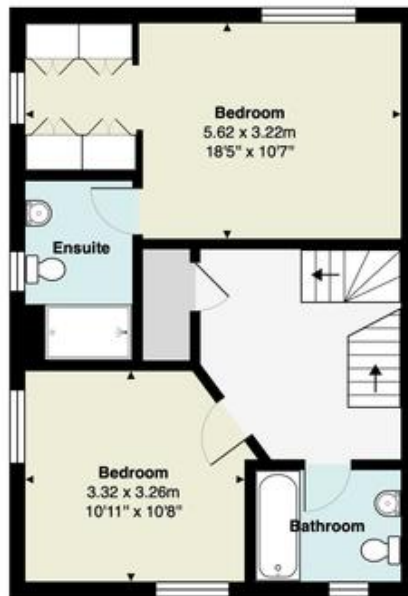
VIEWING:

By appointment with Wood & Pilcher Crowborough on 01892 665666.

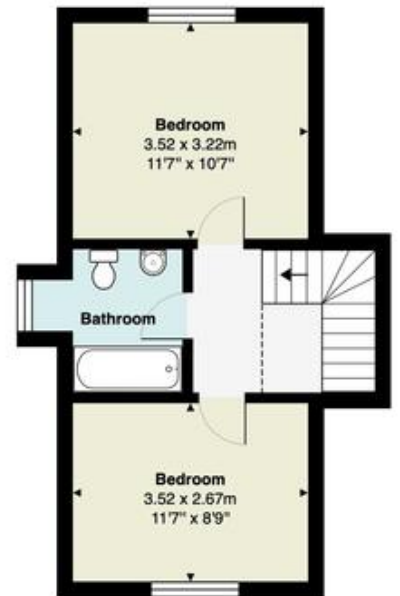




Ground Floor
Area: 46.9 m² ... 505 ft²



First Floor
Area: 46.9 m² ... 505 ft²



Second Floor
Area: 32.0 m² ... 344 ft²

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Total Area: 125.8 m² ... 1354 ft²

Whilst every attempt has been made to measure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate, no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. Any services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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