



## WOOD & PILCHER



- Detached Family House
- 3 Bedrooms
- Chain Free
- Renovated Throughout
- Driveway/Off Road Parking
- Energy Efficiency Rating: D

**Fermor Road, Crowborough**

**£395,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)

**Trada, Fermor Road, Crowborough, TN6 3AH**

++ CHAIN FREE ++ A well appointed non-estate and recently modernised detached family home comprising of a dual aspect sitting room, newly fitted contemporary kitchen with access into the dining room and side porch. In addition is a downstairs cloakroom and access to the integral garage. To the first floor are three bedrooms and the newly renovated bathroom. Externally is the huge benefit of off road parking and to the rear is a low maintenance rear garden. Further advantages include newly fitted carpets, updated wiring and electrics, decorated throughout and garden has new fencing, patio for bbq and astro turf. There is also the benefit of no onward chain therefore streamlining the buying process.

Double glazed front door leads into:

**ENTRANCE HALL:**

Coir matting, carpet as fitted and door into:

**DOWNSTAIRS WC:**

Comprising of a low level wc, sink set into vanity unit with tiled splashback and mixer tap, vinyl flooring and obscured double glazed window to rear.

**INTEGRAL GARAGE:**

Concrete flooring, lighting, newly installed electric consumer unit, electric meter, up/over access door to front and double glazed window to rear.

**SITTING ROOM:**

Brick built fireplace and hearth with solid oak mantel, two radiators, dual aspect with double glazed windows to front and rear.

**KITCHEN:**

Range of high and low level contemporary style units with granite effect roll top worksurfaces, one and half bowl sink with swan mixer tap, integrated appliances include a fan assisted oven, 4-ring electric hob with extractor, dishwasher, freestanding fridge/freezer, cupboard housing the oil fired boiler, controls and useful shelving, vinyl flooring, radiator, recessed LED spot lights, large cupboard with space for washing machine and tumble dryer and double glazed window to front.

**DINING ROOM:**

Wood effect laminate flooring, radiator and large double glazed window overlooking the rear garden.

**SIDE PORCH:**

Coats hanging area, tiled flooring, wall light and doors to front and rear.

**FIRST FLOOR LANDING:**

Carpet as fitted, large loft hatch, smoke alarm and double glazed window to front.

**BEDROOM:**

Carpet as fitted, radiator, double glazed window overlooking the rear garden and far reaching views beyond.

**BEDROOM:**

Carpet as fitted, radiator, double glazed window overlooking the rear garden again with lovely views.

**BEDROOM:**

Large wardrobe with hanging rails, carpet as fitted, radiator and double glazed window to side.



**FAMILY BATHROOM:**

L-shaped panelled bath with shower above, mixer tap and glass shower screen, low level wc, sink with tiled splashback and mixer tap set into a vanity unit with shelving, vinyl flooring, part tiled walling, wall mounted ladder style towel rail, recessed LED spot lights, extractor fan and obscured double glazed window to side.

**OUTSIDE FRONT:**

Driveway with off road parking for numerous vehicles and access into the garage along with an iron gate providing access into the front garden offering exterior lighting, dummy video surveillance unit, large patio with flower beds, mature planting and trees and enclosed by newly installed fencing and stone walling. Gate to side access with bin store area and in turn leading to the rear garden.

**OUTSIDE REAR:**

The sunny and private rear garden is easily maintained and benefits from two patio areas, astro turf, flower beds, exterior lighting and an oil tank discreetly hidden by new fencing.

**SITUATION:**

Crowborough town itself provides an excellent range of shopping facilities including a bank, post office, doctors, dentists and supermarkets including a Waitrose and Morrisons together with an array of independent shops and retailers. The main line railway station at nearby Jarvis Brook provides trains to London Bridge in approximately one hour and benefits also include 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 golf at Crowborough Beacon and Boars Head Courses, Crowborough Tennis & Squash Club and the Crowborough Leisure Centre with indoor swimming pool. Located to the west of Crowborough and made famous by A A Milne's 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, good range of grammar schools and an excellent mix of retailers, eateries and pavement cafes spread through the historic Pantiles and The Old High Street. The coastal towns of Brighton and Eastbourne are situated approximately one hour's drive away and Gatwick Airport can be reached in approximately 45 minutes by car.

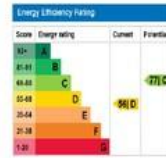
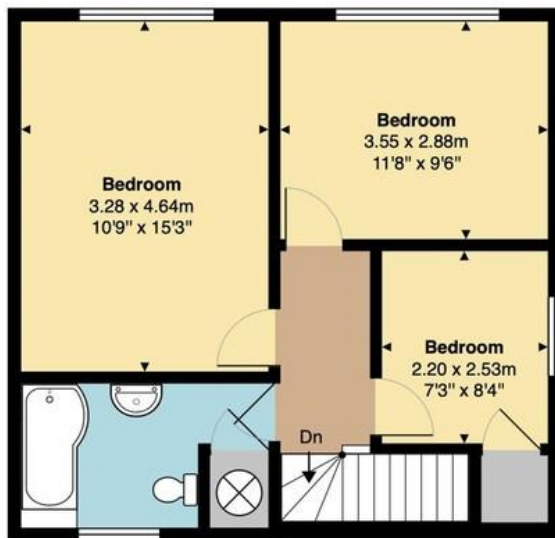
**TENURE:**

Freehold

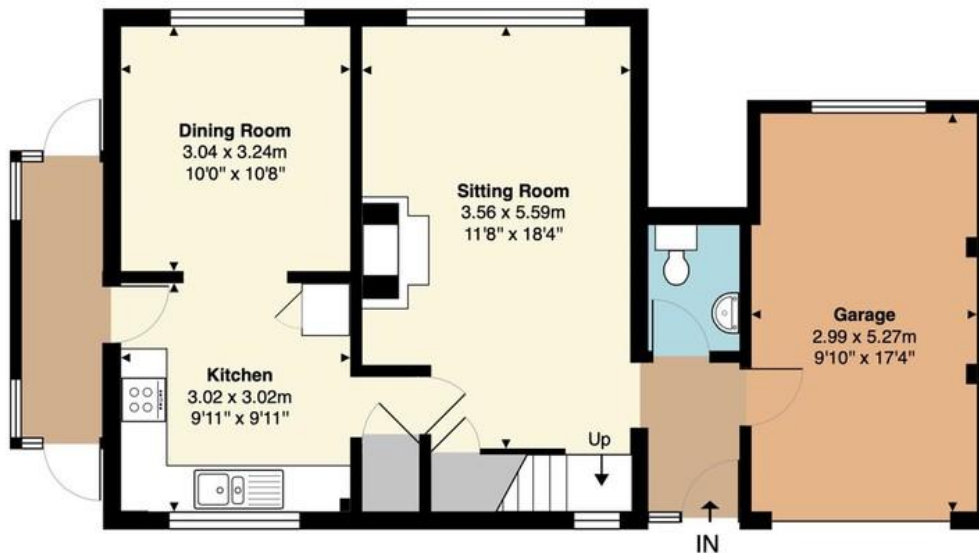
**VIEWING:**

By appointment with Wood & Pilcher Crowborough 01892 665666.





**First Floor**  
Approx Internal Area  
502 sq ft (46.6 sq m)



**Ground Floor**  
Approx Internal Area  
753 sq ft (69.9 sq m)  
(Including Garage)

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Not To Scale.

Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.

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