



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Detached Bungalow
- 2 Double Bedrooms
- Sitting/Dining Room
- South Facing Rear Garden
- Off Road Parking & Garage
- Energy Efficiency Rating: D

High Cross Fields, Crowborough

OIRO: £450,000

woodandpilcher.co.uk

19 High Cross Fields, Crowborough, TN6 2SN

Within walking distance to the town centre and through to Goldsmith Park is this two double bedroom detached bungalow set in a very popular cul-de-sac. The accommodation offers an entrance hall, sitting/dining room with feature fireplace and direct access to rear garden, kitchen with oven and hob, fitted wardrobes to both bedrooms and a shower room with walk-in shower enclosure. Externally advantages include off road parking, garage and a pleasant rear garden enjoying a southerly aspect.

COVERED ENTRANCE PORCH:

Glass panelled uPVC door opens into:

ENTRANCE HALL:

Cupboard housing hot water tank, electricity meter, consumer unit and heating controls, further cupboard housing Smart gas meter and wall mounted thermostat. Radiator, carpet as fitted, telephone point and doors to:

SITTING/DINING ROOM:

A dual aspect room comprising a feature fireplace with wood mantel surround and granite hearth, radiator, carpet as fitted, smoke detector, window to side and large sliding patio doors opening to rear garden.

KITCHEN:

Range of wall and base units with worktops over and tiled splashbacks, electric oven with ceramic 4-ring hob, fridge/freezer, stainless steel sink with swan mixer tap and drainer, plumbed in washing machine, large loft hatch with dropped down ladder, vinyl flooring, radiator, two windows to front, large window to side and timber door into:

COVERED REAR PORCH:

Ceiling windows and uPVC glass panelled door leading out to side access.

BEDROOM:

Three built-in double wardrobes with hanging rails and storage above, additional storage cupboard with hanging rail, carpet as fitted, radiator and large window overlooking rear garden.

BEDROOM:

Built-in wardrobe cupboard with hanging rail and storage above, carpet as fitted, radiator and window to front.

SHOWER ROOM:

Fully tiled walk-in double shower enclosure with electric Mira shower, pedestal wash hand basin, low level wc, chrome heated towel rail, vinyl flooring and window to front.



OUTSIDE FRONT:

The area of garden is principally laid to lawn with an attractive array of established planting, drive providing off road parking leading to a single garage accessed via electric up/over door and comprising power/light and ample space for white goods if required. Side access provided by timber gate.

OUTSIDE REAR:

Enjoying a southerly aspect with patio adjacent to the property ideal for garden table and chairs, timber and glass greenhouse, shed, raised bed areas, three water butts and an expanse of lawn along with a selection of established planting.

SITUATION:

Crowborough is the largest and highest inland town in East Sussex, set within the High Weald Area of Outstanding Natural Beauty and bordering the Ashdown Forest. The town centre gives the impression of being a bustling village, with an excellent choice of supermarkets and numerous small, independent retailers, restaurants and cafes. There is a farmers' market once a month and the luxury of plentiful free parking. The area is well served for both state and private junior and secondary schooling as well as Crowborough Leisure Centre and recreation ground offers a swimming pool, gym, sports hall and a children's playground. The mainline railway station provides trains to London Bridge in approximately one hour as well as a good selection of bus routes. Other attractions that Crowborough can offer include nature reserves, plentiful sport and recreation grounds, children's play areas and a thriving arts culture and various annual events. Crowborough is situated just south of Tunbridge Wells on the A26, about halfway between London and the south coast.

TENURE:

Freehold

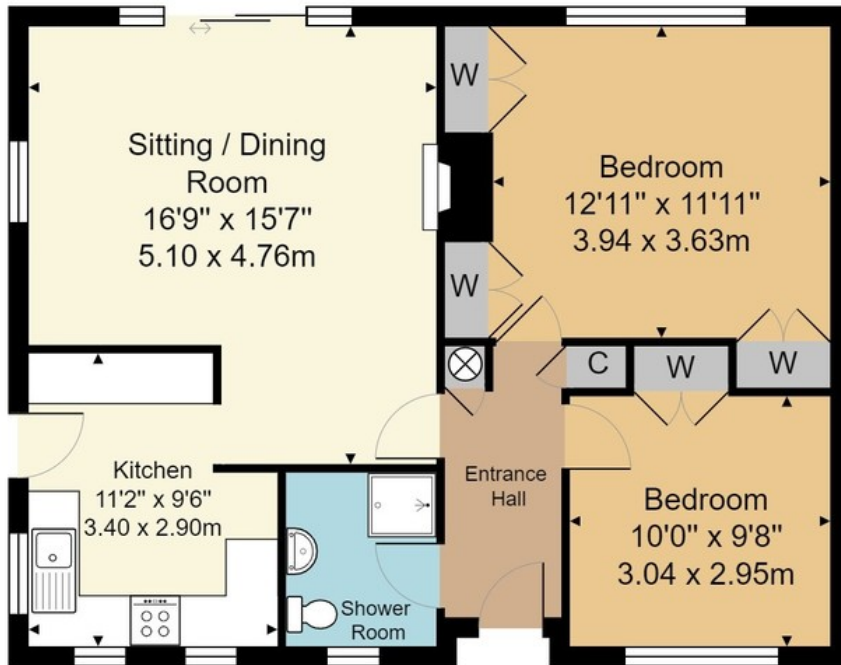
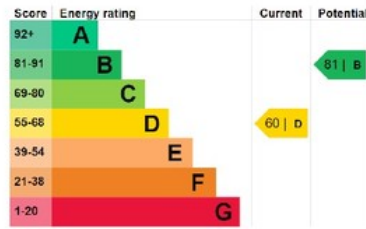
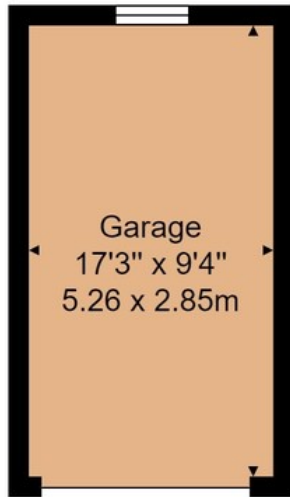
COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666.





Bungalow Approx. Gross Internal Area 723 sq. ft / 67.1 sq. m
 Garage Approx. Internal Area 162 sq. ft / 15.0 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and 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. The 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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Heathfield 01435 862211
 Crowborough 01892 665666
 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

