



GLENMORE ROAD
CROWBOROUGH - £950,000



Edgworth

Glenmore Road, Crowborough, TN6 1TN

**Porch - Entrance Hall - WC - Study - Snug/Bedroom 5
Sitting Room - Kitchen/Diner - Utility Room - Main
Bedroom With En Suite Bathroom & Dressing Room
Three Further Bedrooms - Family Bathroom - Double
Garage - Store Room - Off Road Parking - Attractive Front
& Rear Gardens - Crown Garden Building**

Situated in a desirable private road within the well respected Warren area of Crowborough is this 1980s detached family home which has been updated throughout by the current owners. The accommodation comprises of a welcoming entrance hall, wc, study, snug/bedroom 5 and a dual aspect sitting room with direct access out to the rear garden. In addition and to the rear of the property is a kitchen/diner again with access out to the rear garden and a separate utility room. Stairs rise to a bright and airy part galleried landing with access into the main bedroom with en suite bathroom and dressing room, three further bedrooms and a modern family bathroom. Externally to the front is a driveway with off road parking and access into a double garage. To the rear of the property is a paved patio adjacent to the property, an area of lawn and a Crown garden building located to the side of the garden.

OPEN PORCH:

Exterior lighting, brick paving and door opens into:

ENTRANCE HALL:

Coir matting, Italian porcelain floor tiling, cloaks cupboard with hanging rail and shelving, radiator, wall lighting and two windows to front.

WC:

Low level wc, wash hand basin with mixer tap set into a vanity unit with shelving, tiled flooring, fully tiled walling and obscured window to front.





STUDY:

Karndean flooring, radiator and window to front.

SNUG/BEDROOM 5:

Karndean flooring, radiator and window to front.

SITTING ROOM:

Feature limestone fireplace with wood burning stove, limestone mantle and granite hearth, Karndean flooring, wall lighting, two radiators, window to front and bifold doors opening to patio and garden beyond.

KITCHEN/DINER:

Kitchen Area:

Bespoke wooden kitchen featuring a range of high and low level units with black flamed granite roll top work surfaces and a one and half bowl stainless steel sink with swan mixer tap. Appliances include a double oven with grill, 5-ring induction hob with extractor fan above and a dishwasher. Space for American style fridge/freezer, double larder cupboard, breakfast bar with cupboards beneath and space for bar stool seating, Karndean flooring, wall mounted modern radiator, recessed spotlights and two windows to rear overlooking the garden.

Dining Area: Plenty of room for dining furniture, Karndean flooring and bifold doors open to patio and garden beyond.

UTILITY ROOM:

Integrated washing machine, large larder cupboard, low level unit with flamed granite roll top worktop, stainless steel sink with swan mixer tap, wall mounted Viessmann boiler, Karndean flooring, radiator, spotlights, window and door to garden.

PART GALLERIED FIRST FLOOR LANDING:

Double cupboard with shelving, access to large, part boarded loft via ladder, newly laid carpet, smoke alarm, wall lighting and window to front.

MAIN BEDROOM:

A generous room with newly laid carpet, radiator, window to front and access into:

DRESSING ROOM:

Triple fitted wardrobe providing hanging and shelving space, cupboard housing hot water tank with slatted wooden shelving, newly laid carpet, radiator and window to rear.

EN SUITE BATHROOM:

Fully tiled corner cubicle with Aqualisa shower, panelled bath with mixer tap and handheld shower attachment, low level wc, sink with mixer tap set into vanity unit with drawer storage and cupboard to side with shelving, wall mounted modern heated towel rail and porcelain tiled flooring and walling.

BEDROOM:

Recently laid carpet, radiator and window to front.

BEDROOM:

Recently laid carpet, radiator and window to rear.

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Recently laid carpet, radiator and window to rear.

FAMILY BATHROOM:

Corner panelled bath with mixer tap and handheld shower attachment, tiled shower cubicle with rainfall showerhead and handheld Aqualisa shower attachment, low level wc, sink with mixer tap set into a vanity unit with cupboard and shelving, wood effect laminate flooring, heated towel rail, part tiled walling, extractor fan, recessed spot lighting and obscured window to front.

OUTSIDE FRONT:

To the front of the property the driveway is laid to brick paving and concrete providing off road parking which leads to a double garage. The garage comprises concrete flooring, wall mounted electric consumer unit/electric meter, floating shelving, electric strip lighting, separate storage area with wall mounted gas meter, space for tumble dryer, door to rear garden and a large boarded loft, perfect for storage. The remainder of the garden is predominately laid to lawn with sleeper borders and some raised flower bed borders and an array of established planting. A wooden gate opens to the side of the property with wooden shed and access to the rear garden.

OUTSIDE REAR:

The garden provides a good deal of privacy and benefits from a brick paved patio, ideal for outside dining and entertaining. The remainder of the garden is principally laid to lawn with flower bed borders and mature planting. Steps lead to a further paved patio and a large Crown garden building which is included in the sale.



SITUATION:

Crowborough town itself provides an excellent range of shopping facilities including a 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 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.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666.

AGENTS NOTE:

Annual fee payable of £150.00 in relation to the maintenance of the private road. We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.





First Floor



Ground Floor



House Approx. Gross Internal Area 2325 sq. ft / 216.0 sq. m
 Approx. Gross Internal Area (Incl. Garage) 2631 sq. ft / 244.4 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.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent

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