



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Semi-Detached Family House
- 3 Bedrooms
- Private Rear Garden
- Chain Free
- Driveway & Garage
- Energy Efficiency Rating: E

**Springfield Close, Crowborough**

**£385,000**

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



**16 Springfield Close, Crowborough, TN6 2BN**

A chain free semi detached family home, set in a quiet cul-de-sac in a super location close to local amenities and sought after schools. The property has had a recent re-wire and re-decoration. There is a welcoming hallway which leads through to a downstairs cloakroom, a lovely light sitting/dining room and an extended traditional style kitchen completes the ground floor accommodation. Upstairs are three bedrooms along with a family bathroom. The property benefits from off road parking and a low maintenance rear garden.

**HALLWAY:** Coir matting, wood effect laminate flooring, radiator and door leading to:

**CLOAKROOM:** Low level wc, wash hand basin with mixer tap and tiled splashback, wood effect laminate flooring and obscured window to rear with fitted roller blind.

**SITTING/DINING ROOM:** A bright and airy room featuring an open fireplace with brick surround, tiled mantle and hearth, wood effect laminate flooring, two radiators, smoke alarm, plenty of room for a large dining table and chairs and sliding double glazed doors lead out to the rear garden.

**KITCHEN:** Fitted with a traditional style range of high and low level units with wood roll top work surfaces incorporating a one and a half bowl stainless steel sink with swan mixer tap. Appliances include an oven with eight ring gas hob and extractor fan above, washing machine, dishwasher, fridge/freezer and low level fridge. Wall mounted Worcester Bosch boiler, smoke alarm, tiled flooring, radiator and double glazed window to front with fitted blinds.



**FIRST FLOOR LANDING:** Carpet as fitted, smoke alarm and access to loft which is part boarded with light and ladder.

**BEDROOM:** Fitted double wardrobe with hanging rail and shelving, carpet as fitted, radiator and double glazed window to rear.

**BEDROOM:** Fitted double wardrobe with hanging rail and shelving, further cupboard with slatted wooden shelving, carpet as fitted, radiator and double glazed window to front.

**BEDROOM:** Wood effect laminate flooring, radiator and double glazed window overlooking the rear garden.

**FAMILY BATHROOM:** Bath with mixer tap, shower over and bi-fold glass shower screen, low level wc, pedestal wash hand basin, tiled flooring, part tiled walling, radiator and obscured double glazed window to front with fitted blind.

**OUTSIDE FRONT:** A driveway provides off road parking for numerous vehicles that leads to a garage accessed via an up and over door and comprising concrete flooring, wall mounted electric and gas meters, recently installed wall mounted electric consumer unit and electric strip lighting. The remainder of the garden consists of raised flower bed borders, mature trees and shrubs along with a wooden open log store.

**OUTSIDE REAR:** A private low maintenance garden featuring a small area laid to lawn with two small patio areas and a fishpond with stone surround. In addition are a selection of raised flower bed borders and a beautiful Wisteria.

**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 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.

**TENURE:** Freehold

**COUNCIL TAX BAND:** D

**VIEWING:** By appointment with Wood & Pilcher 01892 665666

#### **ADDITIONAL INFORMATION**

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

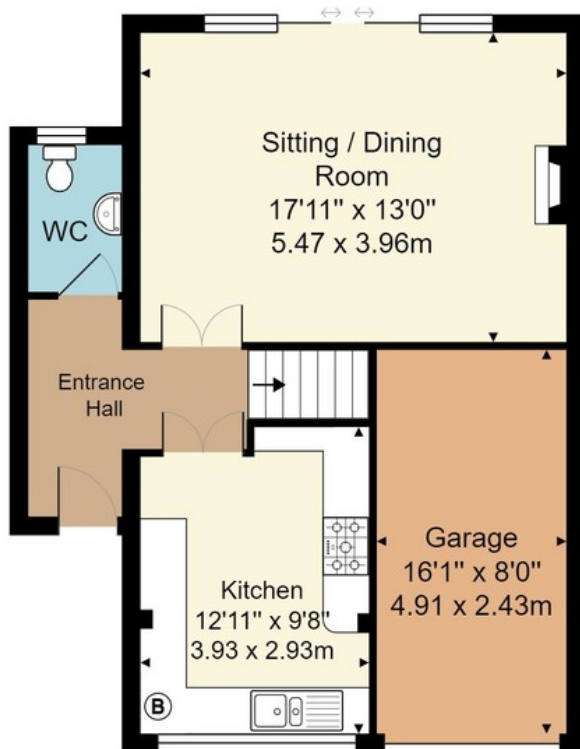
Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

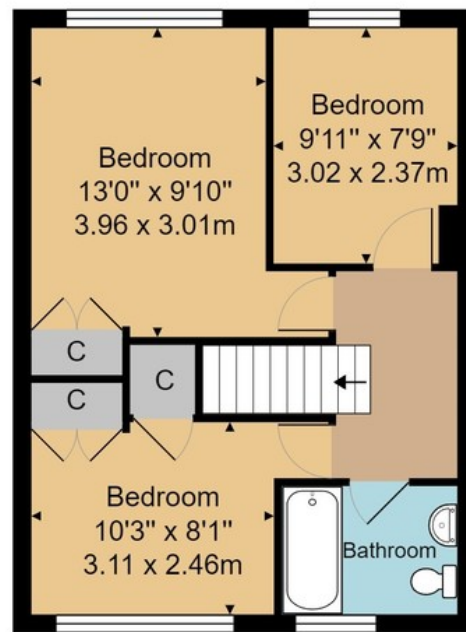
Heating - Gas



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



**Ground Floor**



**First Floor**

Approx. Gross Internal Area 1044 ft<sup>2</sup> ... 97.0 m<sup>2</sup>  
(Incl. Garage)

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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