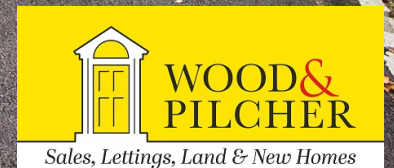




KLADOX, POUNDFIELD ROAD  
CROWBOROUGH - £650,000



# Kladox

Poundfield Road,  
Crowborough, TN6 2BG

**Porch - Entrance Hall - Two Ground Floor Bedrooms  
Family Shower Room - Open Plan Kitchen/Dining/Sitting  
Room - Utility Area - First Floor Landing - Main Bedroom  
With En Suite Shower Room - Two Further Bedrooms  
Family Bathroom - Off Road Parking - Generous Rear  
Garden & Patio**

A completely renovated and extended chain free detached family home which is set within walking distance to local amenities and schools. The property provides versatile accommodation in brief comprising two ground floor bedrooms, a modern family shower room and a particular feature of the property is the large open plan sitting/dining room/kitchen with bifold doors opening directly out to the rear garden along with a useful utility area. To the first floor are three double bedrooms with the main bedroom enjoying en suite facilities and the family bathroom serves the remaining bedrooms. Externally is the huge advantage of off road parking and a level easy maintenance and sunny rear garden.

Composite door opens into:

**PORCH:**

Karndean flooring and recessed LED spotlighting.

**ENTRANCE HALL:**

Karndean flooring, radiator and recessed spotlighting.

**BEDROOM:**

Fitted carpet, radiator, tv point and double glazed window to front with fitted blind.

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Fitted carpet, radiator, tv point and double glazed window to front with fitted blind.

**FAMILY SHOWER ROOM:**

Walk-in shower enclosure with rainfall showerhead, separate handheld shower attachment and recess shelving, low level wc, pedestal wash hand basin with swan mixer tap, tiled splashback and shaver point, wall mounted chrome heated towel rail, Karndean flooring, large cupboard with shelving, extractor fan, recessed LED spotlighting and double glazed window to side.



**OPEN PLAN SITTING/DINING ROOM & KITCHEN:**

Sitting/Dining Areas:

Karndean flooring, two radiators, smoke alarm, recessed LED spotlighting, double glazed bifold doors opening with direct access out to the rear patio and garden.

Kitchen:

A contemporary style range of low level units with light granite effect roll top work surfaces incorporating a one and half bowl stainless steel sink with swan mixer tap along with space for a kitchen island if required. Fan assisted oven with 4-ring electric hob and extractor fan above and space for American style fridge/freezer. Karndean flooring, smoke alarm, recessed LED spotlighting, double glazed window overlooking the rear garden and opening into:

**UTILITY AREA:**

Space for washing machine and tumble dryer, wall mounted Ideal combination boiler, cupboard housing gas meter/electric consumer unit and Karndean flooring.

**FIRST FLOOR LANDING:**

Walk-in storage cupboard, fitted carpet, recessed LED spotlighting and a smoke alarm.

**MAIN BEDROOM:**

Fitted carpet, radiator, tv point, double glazed window overlooking the rear garden and door into:

**EN SUITE SHOWER ROOM:**

Fully tiled shower cubicle with rainfall showerhead and separate handheld attachment, low level wc, wash hand basin with mixer tap set into a vanity unit with tiled splashback and shaver point, wall mounted heated chrome towel rail, extractor fan and modern grey vinyl flooring,

**BEDROOM:**

Fitted carpet, radiator, tv point and double glazed window overlooking the rear garden.

**BEDROOM:**

Fitted carpet, radiator, tv point and double glazed window to front.

**FAMILY BATHROOM:**

Panelled bath with rainfall showerhead and handheld shower attachment, pedestal wash hand basin with mixer tap and tiled splashback, low level wc, modern grey vinyl flooring, extractor fan and obscured double glazed window to front.

**OUTSIDE FRONT:**

To the front of the property is an area of off road parking for numerous vehicles and enclosed by fence boundaries.

**OUTSIDE REAR:**

Adjacent to the property is a large Indian sandstone patio ideal for outside entertaining with outside water tap and electrics. The remainder of the garden enjoys a expanse of lawn with flower bed borders, all enclosed by fence boundaries.



**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. 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 schooling and an excellent mix of retailers, eateries and pavement cafes spread through the historic Pantiles and The Old High Street.

**TENURE:**

Freehold

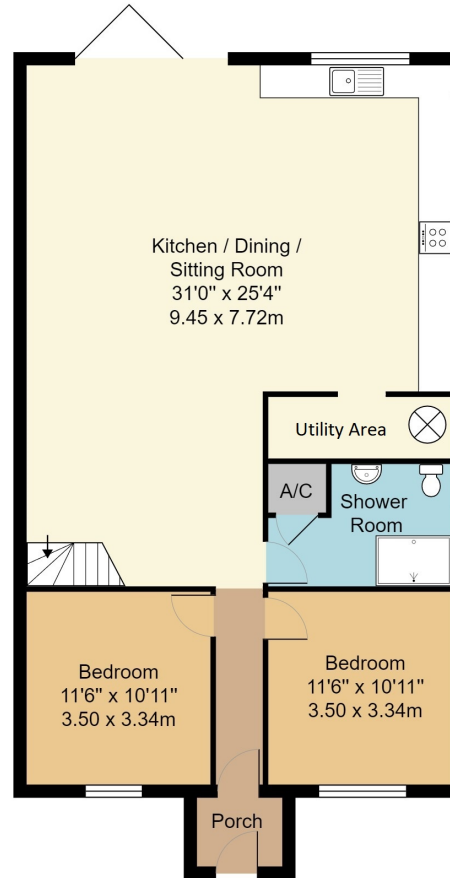
**COUNCIL TAX BAND:**

D

**VIEWING:**

By appointment with Wood & Pilcher Crowborough 01892 665666

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**



**First Floor**

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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Approx. Gross Internal Area 1809 sq. ft / 168.1 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.