



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Link-Detached Bungalow
- 3 Bedrooms
- Sitting/Dining Room/Kitchen
- Front & Rear Gardens
- Garage & Off Road Parking
- Energy Efficiency Rating: D

**Saxonbury Close, Crowborough**

**£470,000**

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## 17 Saxonbury Close, Crowborough, TN6 1EA

A well presented 1960s link-detached bungalow set in a fabulous location opposite a green at the end of a quiet cul-de-sac. The property is very close to the town centre with the benefit of a garage, off road parking and pleasant front and rear gardens. The accommodation comprises an entrance porch, a welcoming entrance hall and a bright and airy open plan sitting/dining room/kitchen featuring a wood burning stove and plenty of kitchen cupboards with many of the usual kitchen appliances. There are three bedrooms all with built in wardrobes and a modern family shower room.

### PORCH:

Quarry tiled flooring, wall light, double glazed window to the front with part fitted blind and door opening into:

### ENTRANCE HALL:

Attractive wood effect laminate flooring, fitted carpet, large cupboard with space for washing machine and tumble dryer, large hatch with ladder to part boarded loft and a smoke alarm.

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

Sitting Area:

Wood burning stove with black granite hearth and wooden mantle, wood effect laminate flooring, radiator, double glazed window with fitted blind overlooking the front garden and green beyond.

Dining Area:

Plenty of room for dining furniture, continuation of wood effect laminate flooring, radiator and double glazed French doors opening out to the patio and garden.

Kitchen:

Shaker style range of high and low level units with under unit lighting, wood effect roll top worksurface along with a one and half bowl stainless steel sink with mixer tap. Appliances include a high level double fan assisted oven with grill, 4-ring gas hob with extractor fan above and backer board splashback, integrated fridge/freezer and slimline dishwasher. Wood effect laminate flooring, double glazed window with fitted blind to rear and door with fitted blind leading out to the patio and garden.

### MAIN BEDROOM:

Originally a built-in wardrobe which now offers plenty of shelving, fitted carpet, radiator and double glazed window to front with fitted blind.

### BEDROOM:

Built-in wardrobe, fitted carpet, radiator and double glazed window to rear.

### BEDROOM:

Built in wardrobe with hanging rail and cupboard above, fitted carpet, radiator and double glazed window to front with fitted blind.

### FAMILY SHOWER ROOM:

Fully tiled corner shower cubicle with Aqualisa shower, pedestal wash hand basin with mixer tap, low level wc, wall mounted chrome heated towel rail, cupboard housing wall mounted Worcester Bosch combi boiler, tile effect vinyl flooring, part tiled walling, recessed spotlight and two obscured double glazed windows to rear with fitted blinds.





**OUTSIDE FRONT:**

Concrete drive with off road parking leads to an up/over door with access to the garage comprising wall mounted electric consumer unit, wall mounted gas/electric meters, electric strip lighting, window to rear and door to rear garden. The remainder of the garden is principally laid to lawn with some flower bed borders and mature trees, small apple tree and wrought iron gate with access to the rear garden.

**OUTSIDE REAR:**

A private garden enjoying a paved patio and terrace enclosed by bespoke wooden surrounds with outside lighting and tap. Steps and pathway lead down to an area mainly laid to lawn with raised flower bed borders, a rockery and a selection of mature planting. Wooden gate opens to another area of garden with further areas of planting and flower borders enclosed by Sussex stone surrounds, good size wooden shed and two wood stores.

**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





Approx. Gross Internal Area (Excl. Garage) 857 sq. ft 79.7 sq. m

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