



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Mid Terrace House
- 3 Bedrooms
- Sitting/Dining Room
- Pleasant Front & Rear Gardens
- Garage En Bloc
- Energy Efficiency Rating: D

Hilders Farm Close, Crowborough

£320,000

woodandpilcher.co.uk

58 Hilders Farm Close, Crowborough, East Sussex, TN6 2XJ

An attractive mid terrace family home that enjoys a lovely outlook being set approximately 100ft from Crowborough Country Park and a local nature reserve. Externally is a pretty front garden along with a tiered rear garden. Upon entering the property you are welcomed by a nicely sized hallway which leads into the recently decorated kitchen located to the front of the property, a sitting/dining room offers plenty of room for dining furniture and has a large under stairs cupboard perfect for storage. A conservatory is accessed via the sitting/dining room which in turn leads out to the rear garden. To the first floor there are two good size double bedrooms along with a smaller double and a family wet room.

Obscured double glazed door opens into:

ENTRANCE HALL:

Wood effect laminate flooring, radiator with cover, smoke alarm and small under stairs storage area.

KITCHEN:

Range of high and low level units incorporating glazed cupboards along with light coloured roll top work surfaces and a one half bowl stainless steel sink with mixer tap. High level Neff fan assisted oven and grill above, 4-ring electric hob with extractor fan above and space for a washing machine and tall fridge/freezer. Continuation of wood effect laminate flooring and a double glazed window to front with fitted blind.

SITTING/DINING ROOM:

Continuation of wood effect flooring, electric modern radiator, large under stairs cupboard, space for a tumble dryer, areas of floating shelving, double glazed window and door opening into:

CONSERVATORY:

Black and white tile effect vinyl flooring, electrics and door with cat flap opens out to the rear garden.

FIRST FLOOR LANDING:

Loft hatch, airing cupboard housing hot water tank with slatted shelving and a further good size storage cupboard, fitted carpet and a wall mounted modern electric radiator.

MAIN BEDROOM:

Fitted carpet, wall mounted modern electric radiator and double glazed window overlooking the rear garden.

BEDROOM:

Fitted carpet and double glazed window overlooking the rear garden with fitted blind



BEDROOM:

Fitted carpet, wall mounted modern electric radiator and double glazed window to front.

FAMILY WET ROOM:

Mira shower, pedestal wash hand basin, low level wc, modern grey flooring, fully tiled walling and a double glazed obscured window to front.

OUTSIDE FRONT:

Principally laid to lawn with some flower bed borders, a large bespoke planter with mature flowers and shrubs along with a climbing rose, Wisteria and an outside water tap.

OUTSIDE REAR:

Steps lead to a levelled area of lawn with a small gravelled patio, flower bed borders and a rockery with mature planting. Further steps rise to the top tier of the garden with two bespoke wooden planters, wooden garden shed and a gate leading to Hilders Farm Road.

Garage en bloc.

SITUATION:

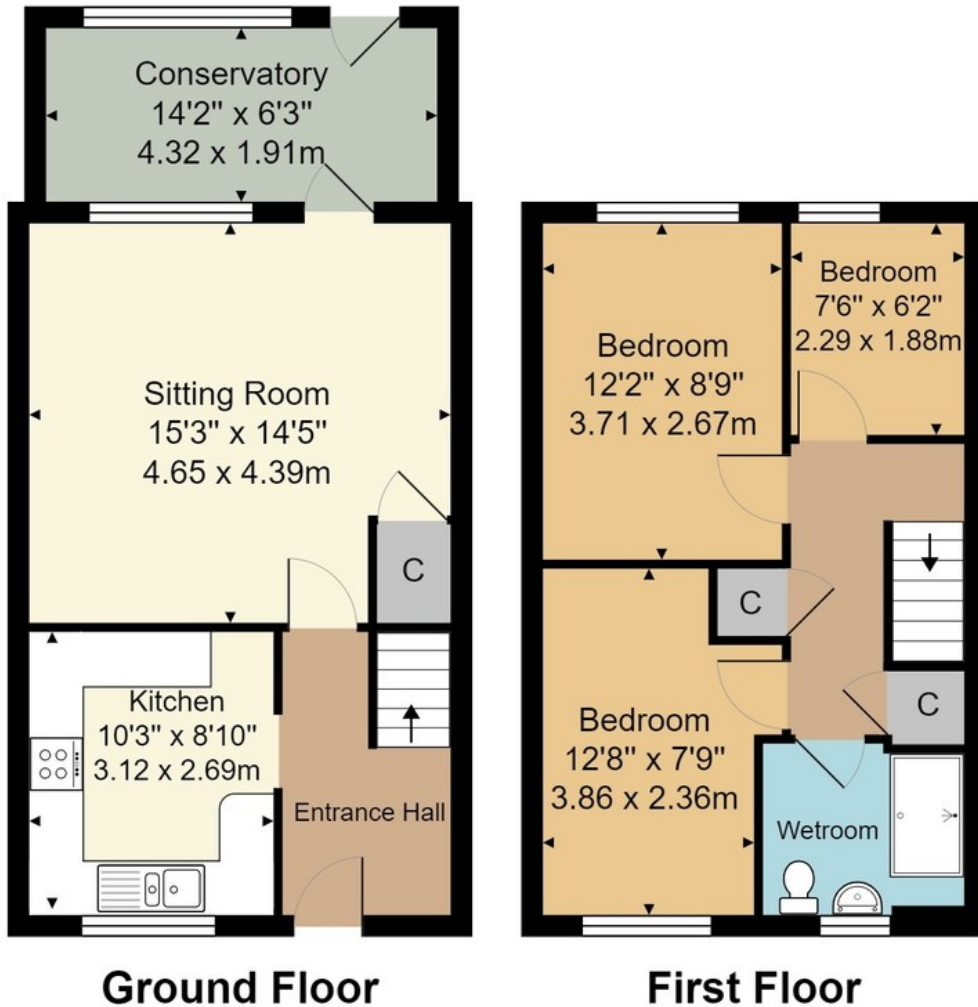
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TENURE: Freehold

COUNCIL TAX BAND: C

VIEWING: By appointment with Wood & Pilcher
Crowborough 01892 665666





Approx. Gross Internal Area 863 ft² ... 80.2 m²

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Obscured double glazed door opens into:

ENTRANCE HALL:

Wood effect laminate flooring, radiator with cover, smoke alarm and small under stairs storage area.

KITCHEN:

Range of high and low level units incorporating glazed cupboards along with light coloured roll top work surfaces and a one half bowl stainless steel sink with mixer tap. High level Neff fan assisted oven and grill above, 4-ring electric hob with extractor fan above and space for a washing machine and tall fridge/freezer. Continuation of wood effect laminate flooring and a double glazed window to front with fitted blind.

SITTING/DINING ROOM:

Continuation of wood effect flooring, electric modern radiator, large under stairs cupboard, space for a tumble dryer, areas of floating shelving, double glazed window and door opening into:

CONSERVATORY:

Black and white tile effect vinyl flooring, electrics and door with cat flap opens out to the rear garden.

FIRST FLOOR LANDING:

Loft hatch, airing cupboard housing hot water tank with slatted shelving and a further good size storage cupboard, fitted carpet and a wall mounted modern electric radiator.

MAIN BEDROOM:

Fitted carpet, wall mounted modern electric radiator and double glazed window overlooking the rear garden.

BEDROOM:

Fitted carpet and double glazed window overlooking the rear garden with fitted blind



BEDROOM:

Fitted carpet, wall mounted modern electric radiator and double glazed window to front.

FAMILY WET ROOM:

Mira shower, pedestal wash hand basin, low level wc, modern grey flooring, fully tiled walling and a double glazed obscured window to front.

OUTSIDE FRONT:

Principally laid to lawn with some flower bed borders, a large bespoke planter with mature flowers and shrubs along with a climbing rose, Wisteria and an outside water tap.

OUTSIDE REAR:

Steps lead to a levelled area of lawn with a small gravelled patio, flower bed borders and a rockery with mature planting. Further steps rise to the top tier of the garden with two bespoke wooden planters, wooden garden shed and a gate leading to Hilders Farm Road.

Garage en bloc.

SITUATION:

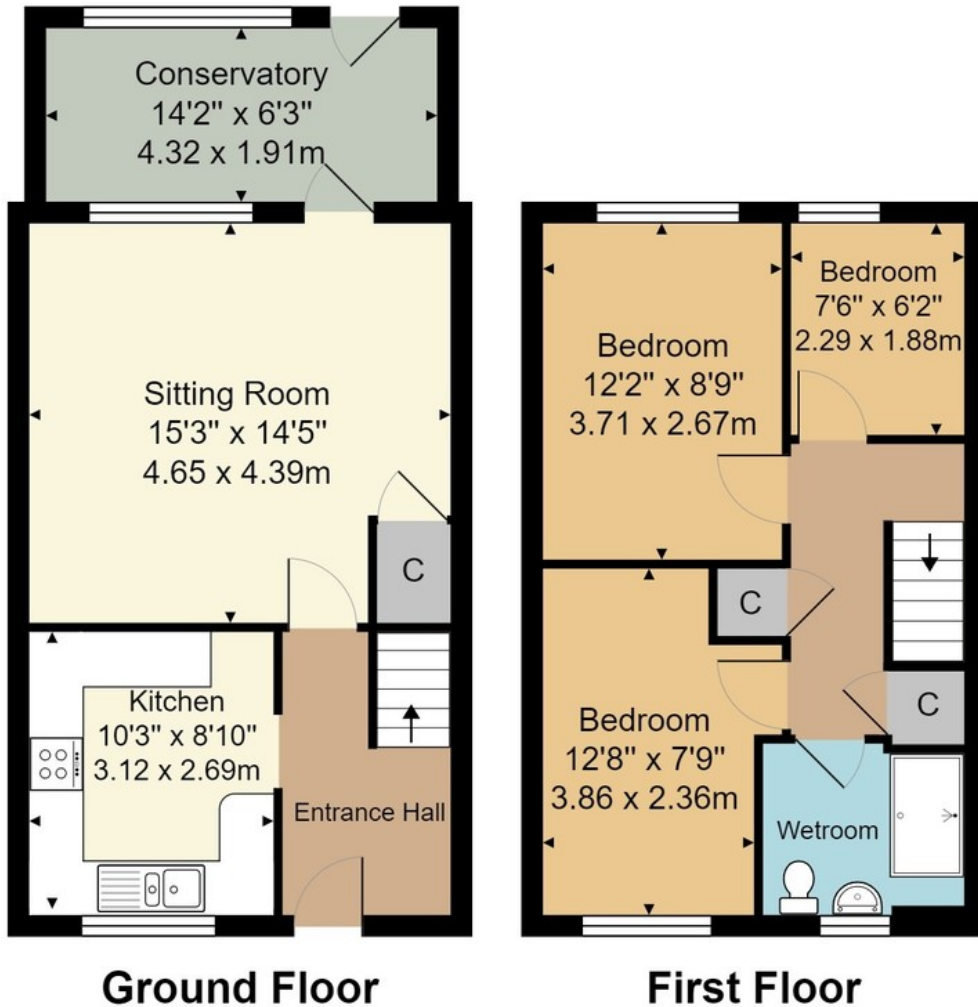
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TENURE: Freehold

COUNCIL TAX BAND: C

VIEWING: By appointment with Wood & Pilcher
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ENTRANCE HALL:

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KITCHEN:

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SITTING/DINING ROOM:

Continuation of wood effect flooring, electric modern radiator, large under stairs cupboard, space for a tumble dryer, areas of floating shelving, double glazed window and door opening into:

CONSERVATORY:

Black and white tile effect vinyl flooring, electrics and door with cat flap opens out to the rear garden.

FIRST FLOOR LANDING:

Loft hatch, airing cupboard housing hot water tank with slatted shelving and a further good size storage cupboard, fitted carpet and a wall mounted modern electric radiator.

MAIN BEDROOM:

Fitted carpet, wall mounted modern electric radiator and double glazed window overlooking the rear garden.

BEDROOM:

Fitted carpet and double glazed window overlooking the rear garden with fitted blind



BEDROOM:

Fitted carpet, wall mounted modern electric radiator and double glazed window to front.

FAMILY WET ROOM:

Mira shower, pedestal wash hand basin, low level wc, modern grey flooring, fully tiled walling and a double glazed obscured window to front.

OUTSIDE FRONT:

Principally laid to lawn with some flower bed borders, a large bespoke planter with mature flowers and shrubs along with a climbing rose, Wisteria and an outside water tap.

OUTSIDE REAR:

Steps lead to a levelled area of lawn with a small gravelled patio, flower bed borders and a rockery with mature planting. Further steps rise to the top tier of the garden with two bespoke wooden planters, wooden garden shed and a gate leading to Hilders Farm Road.

Garage en bloc.

SITUATION:

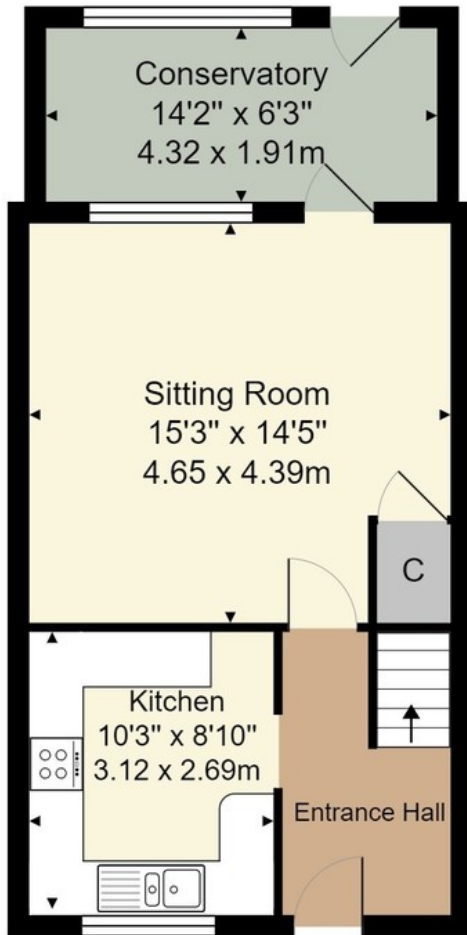
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TENURE: Freehold

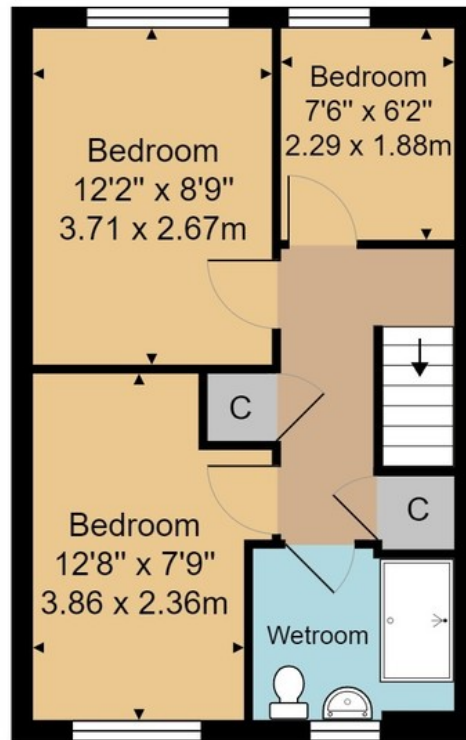
COUNCIL TAX BAND: C

VIEWING: By appointment with Wood & Pilcher
Crowborough 01892 665666





Ground Floor



First Floor

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Obscured double glazed door opens into:

ENTRANCE HALL:

Wood effect laminate flooring, radiator with cover, smoke alarm and small under stairs storage area.

KITCHEN:

Range of high and low level units incorporating glazed cupboards along with light coloured roll top work surfaces and a one half bowl stainless steel sink with mixer tap. High level Neff fan assisted oven and grill above, 4-ring electric hob with extractor fan above and space for a washing machine and tall fridge/freezer. Continuation of wood effect laminate flooring and a double glazed window to front with fitted blind.

SITTING/DINING ROOM:

Continuation of wood effect flooring, electric modern radiator, large under stairs cupboard, space for a tumble dryer, areas of floating shelving, double glazed window and door opening into:

CONSERVATORY:

Black and white tile effect vinyl flooring, electrics and door with cat flap opens out to the rear garden.

FIRST FLOOR LANDING:

Loft hatch, airing cupboard housing hot water tank with slatted shelving and a further good size storage cupboard, fitted carpet and a wall mounted modern electric radiator.

MAIN BEDROOM:

Fitted carpet, wall mounted modern electric radiator and double glazed window overlooking the rear garden.

BEDROOM:

Fitted carpet and double glazed window overlooking the rear garden with fitted blind



BEDROOM:

Fitted carpet, wall mounted modern electric radiator and double glazed window to front.

FAMILY WET ROOM:

Mira shower, pedestal wash hand basin, low level wc, modern grey flooring, fully tiled walling and a double glazed obscured window to front.

OUTSIDE FRONT:

Principally laid to lawn with some flower bed borders, a large bespoke planter with mature flowers and shrubs along with a climbing rose, Wisteria and an outside water tap.

OUTSIDE REAR:

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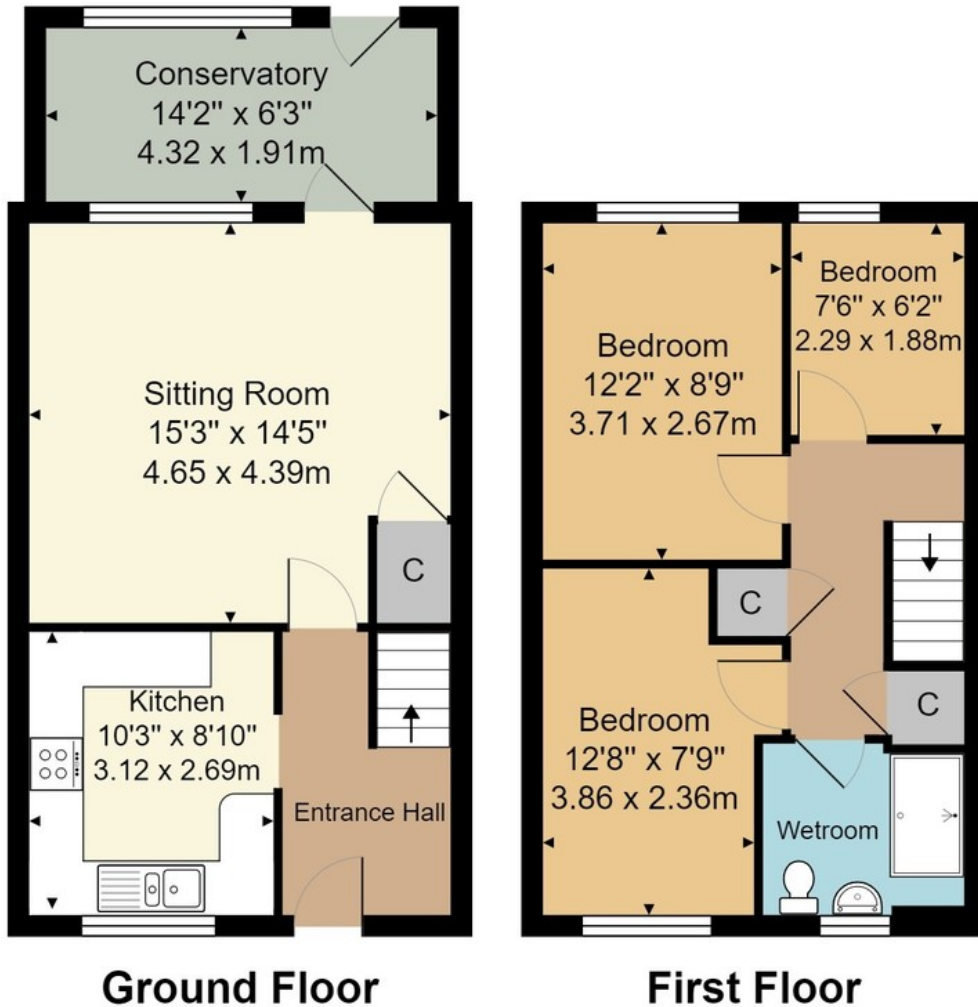
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TENURE: Freehold

COUNCIL TAX BAND: C

VIEWING: By appointment with Wood & Pilcher
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KITCHEN:

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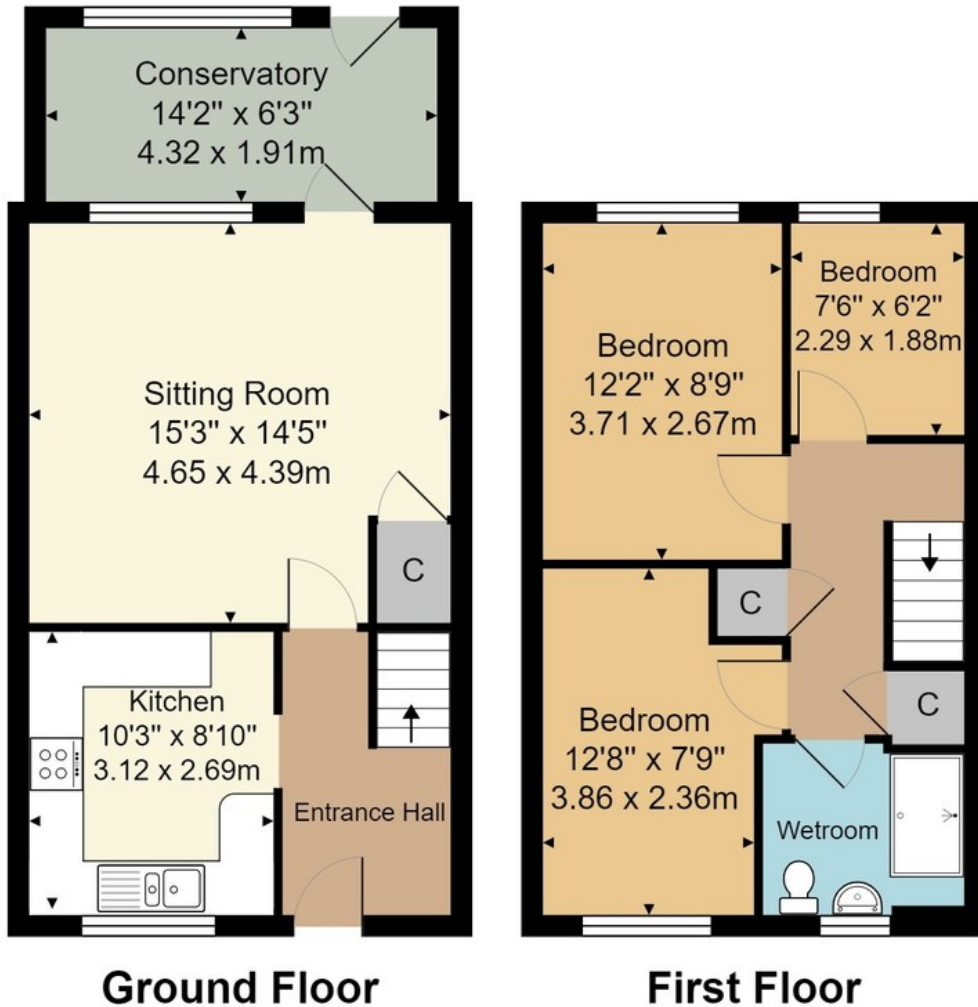
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SITTING/DINING ROOM:

Continuation of wood effect flooring, electric modern radiator, large under stairs cupboard, space for a tumble dryer, areas of floating shelving, double glazed window and door opening into:

CONSERVATORY:

Black and white tile effect vinyl flooring, electrics and door with cat flap opens out to the rear garden.

FIRST FLOOR LANDING:

Loft hatch, airing cupboard housing hot water tank with slatted shelving and a further good size storage cupboard, fitted carpet and a wall mounted modern electric radiator.

MAIN BEDROOM:

Fitted carpet, wall mounted modern electric radiator and double glazed window overlooking the rear garden.

BEDROOM:

Fitted carpet and double glazed window overlooking the rear garden with fitted blind



BEDROOM:

Fitted carpet, wall mounted modern electric radiator and double glazed window to front.

FAMILY WET ROOM:

Mira shower, pedestal wash hand basin, low level wc, modern grey flooring, fully tiled walling and a double glazed obscured window to front.

OUTSIDE FRONT:

Principally laid to lawn with some flower bed borders, a large bespoke planter with mature flowers and shrubs along with a climbing rose, Wisteria and an outside water tap.

OUTSIDE REAR:

Steps lead to a levelled area of lawn with a small gravelled patio, flower bed borders and a rockery with mature planting. Further steps rise to the top tier of the garden with two bespoke wooden planters, wooden garden shed and a gate leading to Hilders Farm Road.

Garage en bloc.

SITUATION:

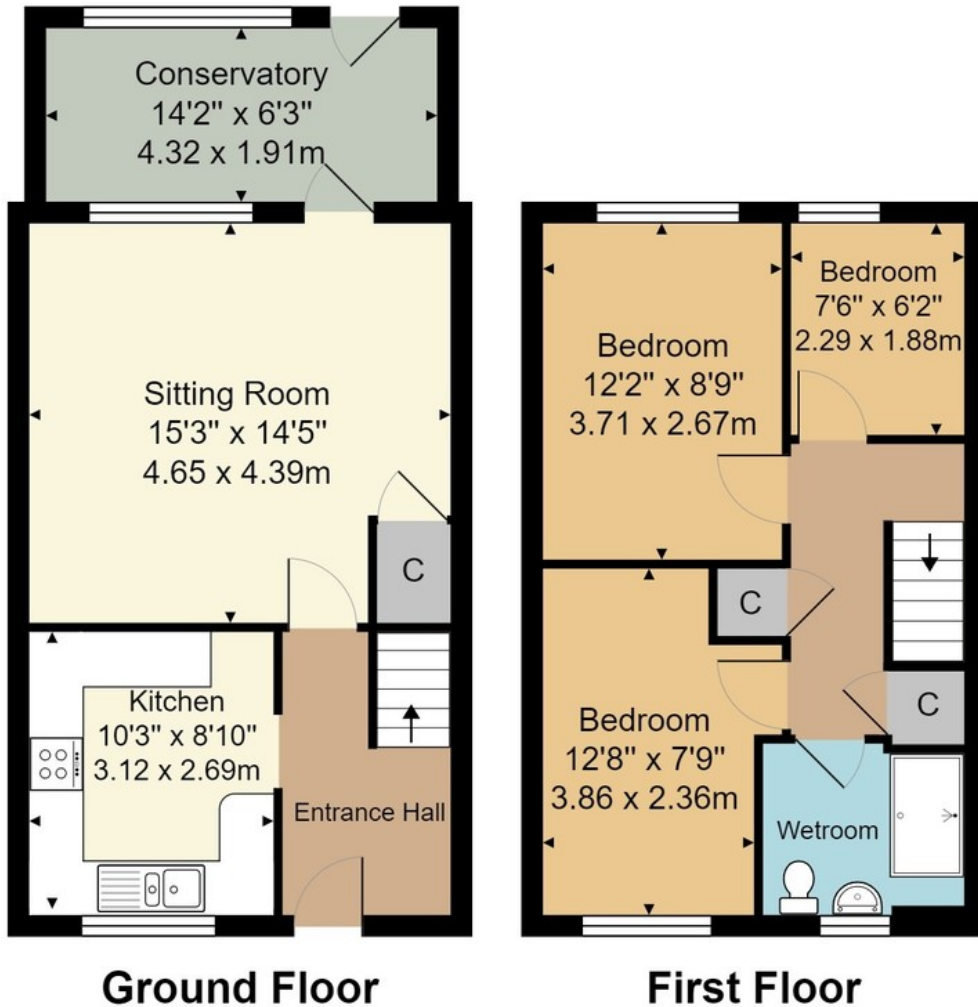
Crowborough is the largest and highest inland town in East Sussex, set within the High Weald Area of Outstanding Natural Beauty and bordering the Ashdown Forest. The town centre gives the impression of being a bustling village, with an excellent choice of supermarkets and numerous small, independent 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: C

VIEWING: By appointment with Wood & Pilcher
Crowborough 01892 665666





Approx. Gross Internal Area 863 ft² ... 80.2 m²

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 Crowborough 01892 665666
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**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Mid Terrace House
- 3 Bedrooms
- Sitting/Dining Room
- Pleasant Front & Rear Gardens
- Garage En Bloc
- Energy Efficiency Rating: D

Hilders Farm Close, Crowborough

£320,000

woodandpilcher.co.uk

58 Hilders Farm Close, Crowborough, East Sussex, TN6 2XJ

An attractive mid terrace family home that enjoys a lovely outlook being set approximately 100ft from Crowborough Country Park and a local nature reserve. Externally is a pretty front garden along with a tiered rear garden. Upon entering the property you are welcomed by a nicely sized hallway which leads into the recently decorated kitchen located to the front of the property, a sitting/dining room offers plenty of room for dining furniture and has a large under stairs cupboard perfect for storage. A conservatory is accessed via the sitting/dining room which in turn leads out to the rear garden. To the first floor there are two good size double bedrooms along with a smaller double and a family wet room.

Obscured double glazed door opens into:

ENTRANCE HALL:

Wood effect laminate flooring, radiator with cover, smoke alarm and small under stairs storage area.

KITCHEN:

Range of high and low level units incorporating glazed cupboards along with light coloured roll top work surfaces and a one half bowl stainless steel sink with mixer tap. High level Neff fan assisted oven and grill above, 4-ring electric hob with extractor fan above and space for a washing machine and tall fridge/freezer. Continuation of wood effect laminate flooring and a double glazed window to front with fitted blind.

SITTING/DINING ROOM:

Continuation of wood effect flooring, electric modern radiator, large under stairs cupboard, space for a tumble dryer, areas of floating shelving, double glazed window and door opening into:

CONSERVATORY:

Black and white tile effect vinyl flooring, electrics and door with cat flap opens out to the rear garden.

FIRST FLOOR LANDING:

Loft hatch, airing cupboard housing hot water tank with slatted shelving and a further good size storage cupboard, fitted carpet and a wall mounted modern electric radiator.

MAIN BEDROOM:

Fitted carpet, wall mounted modern electric radiator and double glazed window overlooking the rear garden.

BEDROOM:

Fitted carpet and double glazed window overlooking the rear garden with fitted blind



BEDROOM:

Fitted carpet, wall mounted modern electric radiator and double glazed window to front.

FAMILY WET ROOM:

Mira shower, pedestal wash hand basin, low level wc, modern grey flooring, fully tiled walling and a double glazed obscured window to front.

OUTSIDE FRONT:

Principally laid to lawn with some flower bed borders, a large bespoke planter with mature flowers and shrubs along with a climbing rose, Wisteria and an outside water tap.

OUTSIDE REAR:

Steps lead to a levelled area of lawn with a small gravelled patio, flower bed borders and a rockery with mature planting. Further steps rise to the top tier of the garden with two bespoke wooden planters, wooden garden shed and a gate leading to Hilders Farm Road.

Garage en bloc.

SITUATION:

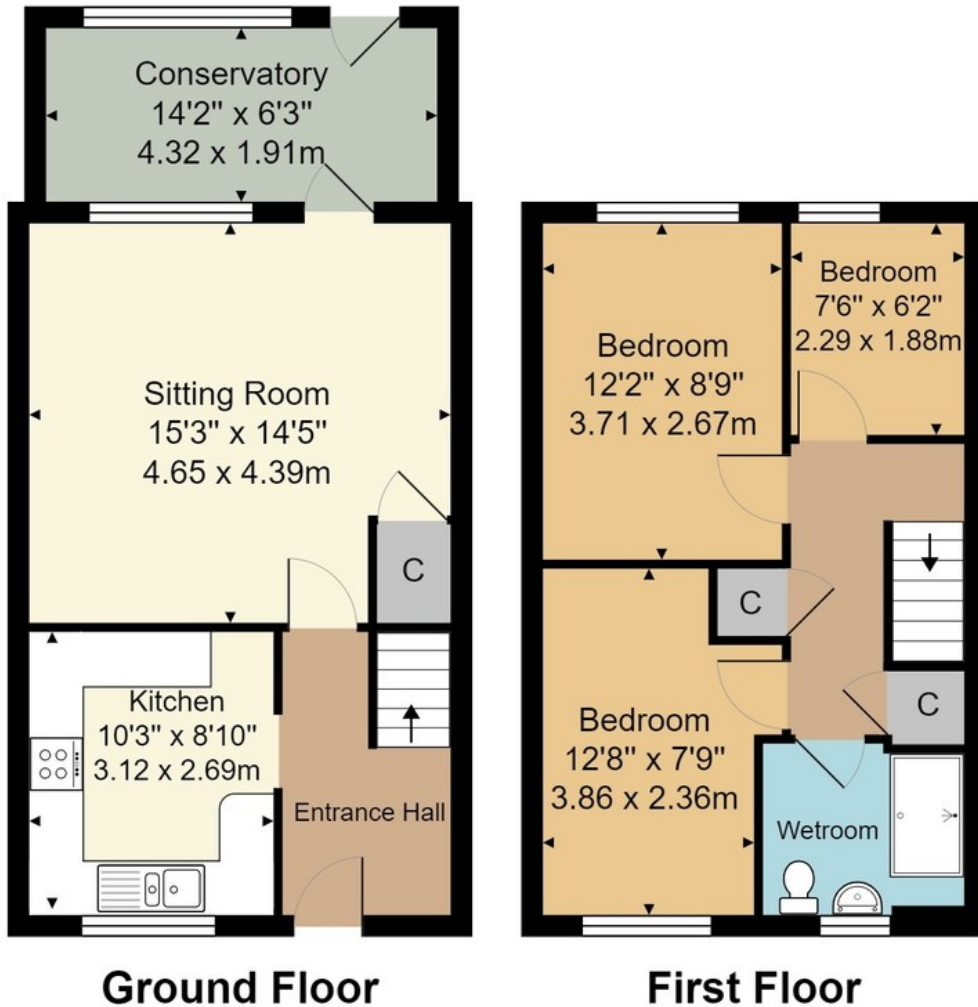
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TENURE: Freehold

COUNCIL TAX BAND: C

VIEWING: By appointment with Wood & Pilcher
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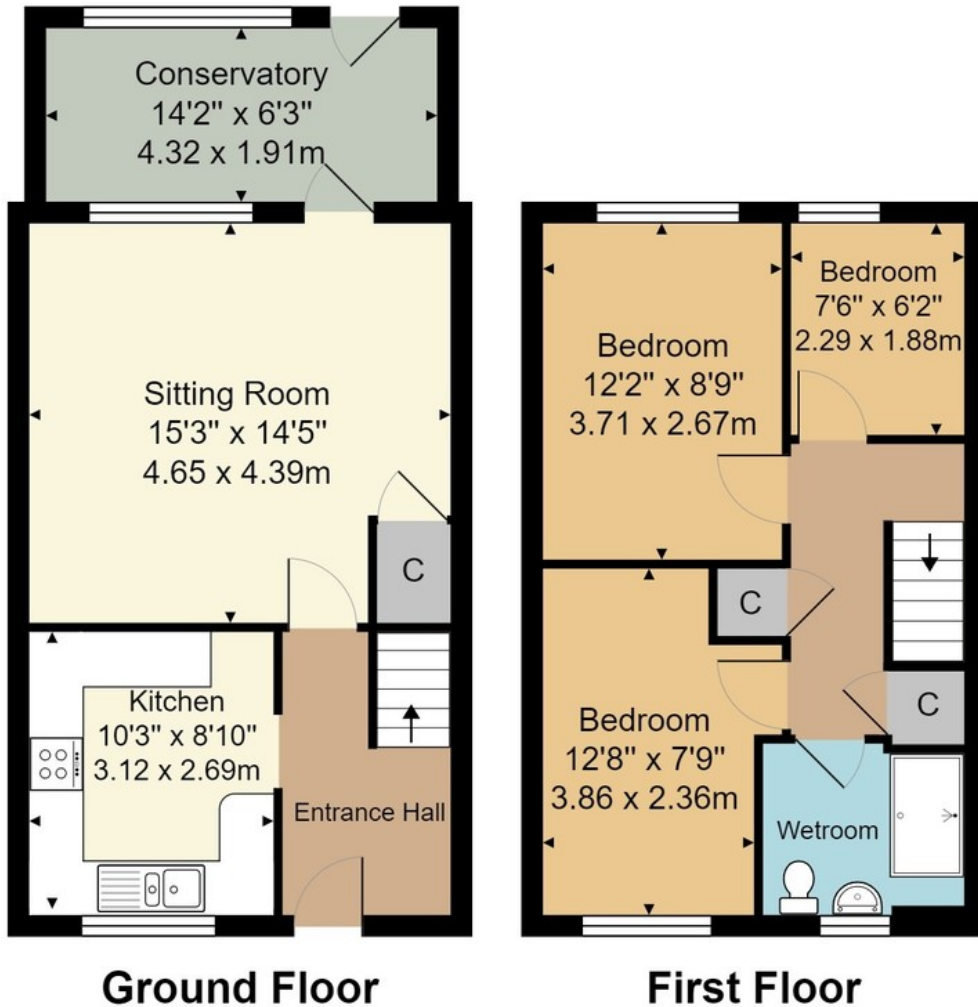
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