



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- End Of Terrace House
- 3 Bedrooms
- No Onward Chain
- Front & Rear Gardens
- Garage En Bloc
- Energy Efficiency Rating: E

Tollwood Park, Crowborough

£320,000

woodandpilcher.co.uk

21 Tollwood Park, Crowborough, TN6 2XR

Offered to the market chain free is this well maintained and presented end of terrace family home set in a lovely residential location. The accommodation offers a welcoming hallway with under stairs storage, a modern kitchen and a bright and airy sitting/dining room with direct access out to the rear patio and garden beyond. To the first floor are three bedrooms and a modern family bathroom. The front garden is mainly laid to lawn, and to the rear, there is a good size rear patio, tiered garden and access via a timber gate to a garage en bloc.

Obscured glass door opens into:

ENTRANCE HALL:

Coir entrance matting, fitted carpet, smoke alarm, electric consumer units for house and garage and electric radiator.

SITTING/DINING ROOM:

Space for dining furniture, large under stairs cupboard, fitted carpet, modern electric radiator, window and door to rear patio.

KITCHEN:

Modern high gloss range of high and low level units with black granite effect roll top work surface and stainless steel sink with mixer tap. Fan assisted oven with 4-ring electric hob, extractor fan over and space for a tall fridge/freezer and washing machine. Light grey wood effect laminate flooring, smoke alarm and window to front with far reaching rooftop views.

FIRST FLOOR LANDING:

Large cupboard housing wall mounted heating thermostat, airing cupboard housing hot water tank with wooden slatted shelving, loft hatch, smoke alarm, fitted carpet and window to side.

BEDROOM:

Fitted carpet, modern electric radiator and window to rear.

BEDROOM:

Fitted carpet, electric radiator and window to front with far reaching rooftop views.

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Fitted carpet, modern electric radiator and window to rear.

FAMILY BATHROOM:

Panelled bath with mixer tap and Aqualisa shower over, low level wc with glass fronted cabinet above, pedestal wash hand basin with mixer tap, chrome heated towel rail, light grey wood effect laminate flooring, extractor fan and obscured window to front.

OUTSIDE FRONT:

The area of garden is laid to lawn with raised flower bed borders. Steps rise to the main entrance, cupboard with wall mounted electric meter and wooden gate with side access.

OUTSIDE REAR:

The southerly facing area of garden offers a blank canvas set over two levels with attractive sleeper borders and retaining wall. In addition is a large paved patio and a wooden gate provides access to a garage en bloc with concrete flooring and electrics.



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 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 on 01892 665666

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

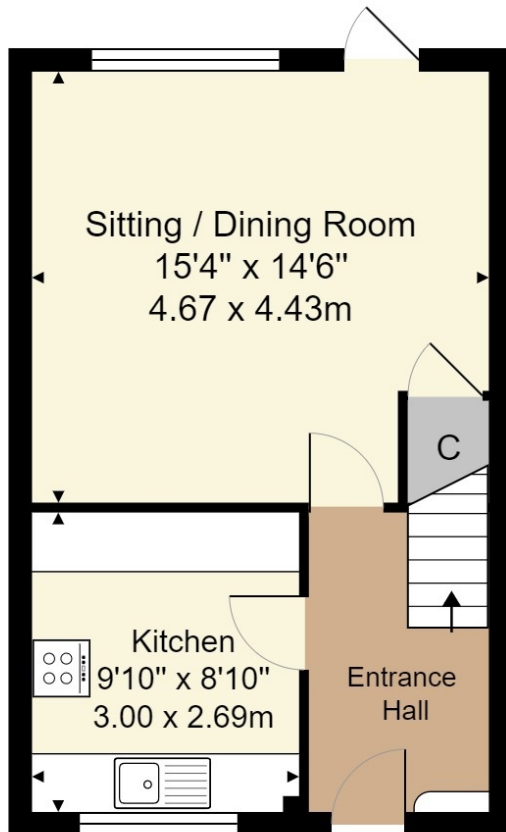
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Electricity & Drainage

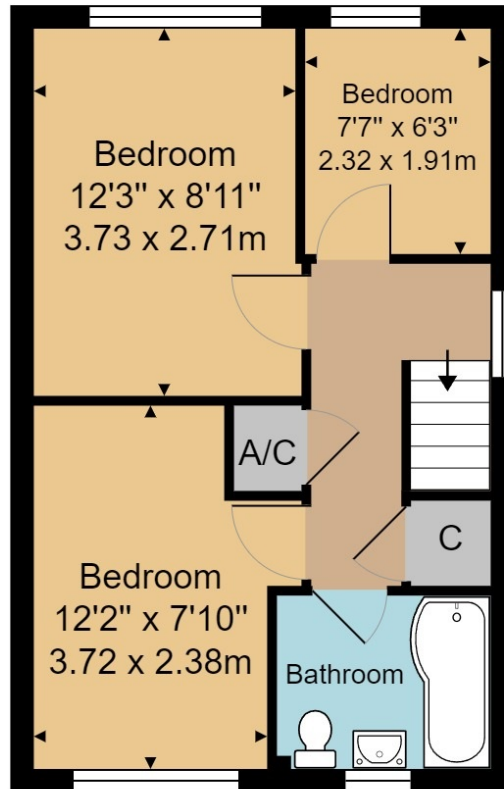
Heating - Electric



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 757 ft² ... 70.4 m²

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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 Letting & Management 01892 528888
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