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PILCHER**

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SIDE VIEW



- End Of Terrace House
- 4 Bedrooms
- Spacious Kitchen/Diner
- Lovely Garden & Patios
- Garage & On Road Parking
- Energy Efficiency Rating: E

Hilders Farm Close, Crowborough

£450,000

woodandpilcher.co.uk

32 Hilders Farm Close, Crowborough, TN6 2XJ

Set in a quiet location on the edge of a Country Park is this deceptively spacious end-of-terrace family home which has been significantly updated over the years by the current owner. Upon entering the property is a welcoming hallway, which benefits from a downstairs wc. The hallway leads through to a bright and airy double aspect sitting room, which is a good size and has direct access to the garden. The recently installed kitchen is open plan and includes several integrated appliances and plenty of room for a large dining table. Upstairs are three double bedrooms, a further single bedroom currently being used as an office and a family bathroom. Being set on a corner plot the GARDEN is of a considerable size and includes numerous patio areas, a large area of lawn, access to a single GARAGE and gate opening to the rear of the property.

HALLWAY:

Accessed via a double glazed composite door. Karndean flooring. Under stairs storage area. Radiator with traditional-style cover. Cupboard housing electric consumer unit.

WC:

Low-level WC. Corner wash basin with mixer taps, tiled splash back and quartz mirror shelf. Karndean flooring. Recessed LED spotlights. Extractor fan. Obscured window.

SITTING ROOM:

Double aspect with windows and door with fitted blind leading out to the patio and garden beyond. Fitted wall-to-wall carpet. Large storage cupboard with shelving. Recessed LED spotlights. Radiator.

KITCHEN/DINING ROOM:

Kitchen: A recently fitted shaker-style kitchen with a range of high and low-level units with quartz mirror chip worktops and splash back. A double fan assisted Bosch oven with microwave above. An AEG electric induction hob with extractor fan above. Integrated Bosch fridge/freezer, dishwasher, washing machine and wine fridge. One and a half bowl sink with swan mixer tap. Two windows with fitted blinds.
Dining Area: Plenty of space for a large dining room table. Karndean flooring. Recessed LED spotlights. Radiator. Window, single door and French doors all with fitted blinds with aspect and access to the garden.

FIRST FLOOR LANDING:

Fitted wall-to-wall carpets. Over stairs cupboard housing boiler with wooden slatted shelving. Airing cupboard housing hot water cylinder with slatted wooden shelving. Smoke alarm. Access to the part-boarded loft space with light.

BEDROOM:

A lovely bright and airy room with two windows. Fitted carpet. Radiator.

BEDROOM:

Window. Fitted carpet. Radiator.

BEDROOM:

Window. Fitted carpet. Radiator.

BEDROOM:

Single bedroom currently being used as an office. Window. Fitted carpet. Radiator.



FAMILY BATHROOM:

Panelled bath with hand-held shower attachment and glass bi-fold shower screen. Low-level WC. Pedestal wash basin with mixer taps set into a vanity unit with shelving. Tiled flooring. Part-tiled walls. Shaver point. Wall mounted chrome heated towel rail. Obscured window.

OUTSIDE:

Being set on a corner plot the areas of garden surround the property and comprise an array of mature planting to include a Magnolia, Apple Tree, an established Acer and Flamingo Tree. Benefiting from numerous areas of patio which have recently been laid to Indian sandstone with steps leading up to a large expanse of lawn and a GARAGE accessed by an up/over door with power and built-in shelving. In addition there are wall-mounted electric sockets and an outside tap.

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.

VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

TENURE:

Freehold

COUNCIL TAX BAND:

C

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

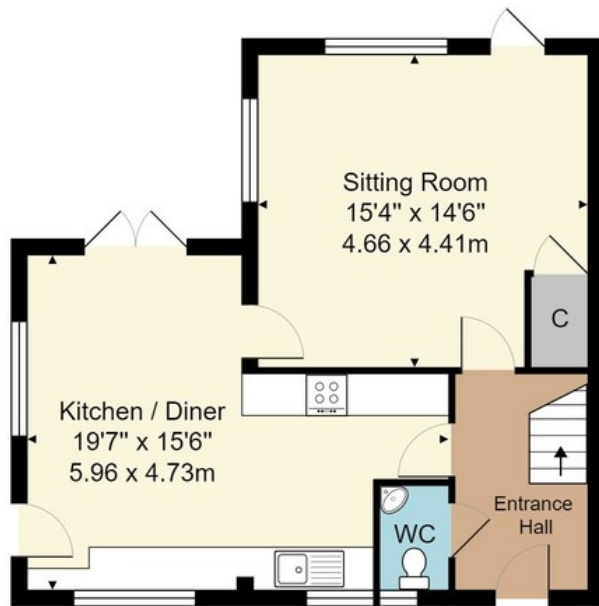
Mobile Phone Coverage search Ofcom checker

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

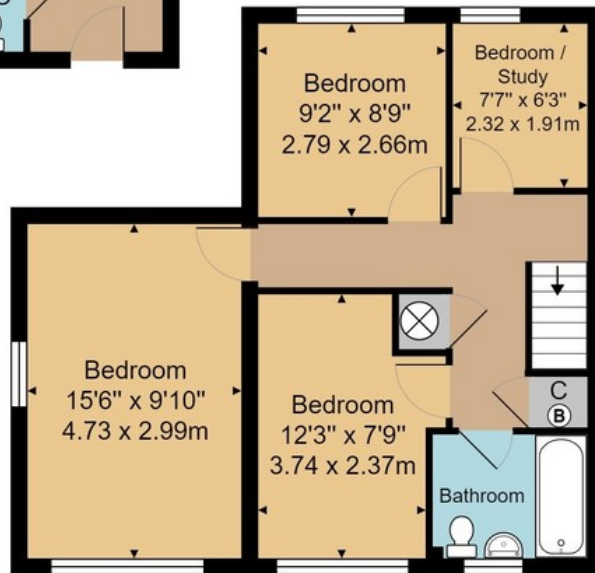
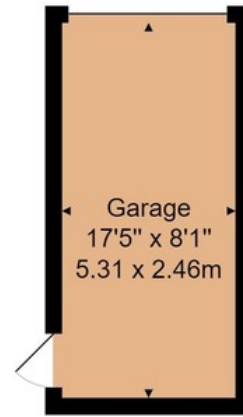
Services - Mains Water, Electricity & Drainage

Heating - Electric

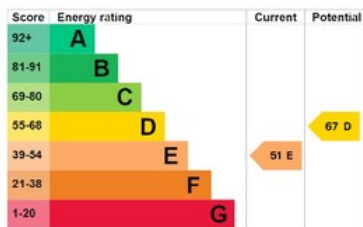




Ground Floor



First Floor



House Approx. Gross Internal Area
1092 sq. ft / 101.5 sq. m

Garage Approx. Internal Area
140 sq. ft / 13.0 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.

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