

WOOD DENE, NEW ROAD  
ROTHERFIELD - £625,000





# Wood Dene

New Road, Rotherfield,  
Crowborough, East Sussex, TN6 3JR

**Entrance Hall - Office/Garage - WC - Sitting/Dining Room  
Kitchen - Three Bedrooms - Family Shower Room  
Off Road Parking - Attractive Rear Garden**

Originally built in the mid 1970s is this three bedroom detached chalet bungalow now introduced to the market with NO ONWARD CHAIN. Wood Dene is set in the sought after village of Rotherfield and is centrally positioned in New Road with views across the Millennium Green, which is a perfect location. This much loved home offers flexible accommodation, a pleasant garden to rear and off road parking to the front.

#### **COVERED ENTRANCE PORCH:**

Outside lighting and flagstone floor. Panelled and stained glass wooden front door leads to:

#### **ENTRANCE HALL:**

Fitted carpet. Stairs to first floor. Radiator.

#### **OFFICE/GARAGE:**

This former garage still retains an up-and-over door and could easily be converted back to a garage with removal of the false partition wall. Double glazed window to side. Carpeted. Wall mounted Worcester Bosch boiler. Space and plumbing for washing machine. Gas meter.

#### **WC:**

Obscured double glazed window to side. Dual flush low-level WC. Wash basin. Mirrored wall. Vinyl flooring. Radiator.

#### **KITCHEN:**

A range of wall and base units with granite worktops and tiled splashback. Stainless steel sink with mixer tap. Five ring inset gas hob with extractor fan above. Twin eye-level oven with warming drawers. Dishwasher. Fridge/freezer. Vinyl flooring. Timber stable door with ornate glass panel window opening to side return and double glazed window overlooking the rear garden and Millennium Green beyond.





**SITTING/DINING ROOM:**

Dining Area:

Window overlooking the conservatory. Fitted carpet. Radiator.

Sitting Area:

Large double glazed window to front. Feature sandstone fireplace with flagstone hearth. Fitted carpet.

**CONSERVATORY:**

Brick built with uPVC surround, polycarbonate roof and tiled floor. Door leading to patio.

**FIRST FLOOR LANDING:**

Double glazed window to front. Double cupboard housing hot water cylinder and shelving over. Loft access with pull down ladder.

**BEDROOM:**

Double glazed dormer window with a lovely view across the Millennium Green.

Vanity unit with wash basin, tiled surround and storage under. Mirrored wall.

Double wardrobe with storage above and additional hanging area.

**BEDROOM:**

Double glazed dormer window overlooking the Millennium Green. Vanity unit with

wash basin, tiled surround and storage under. Fitted carpet. Double wardrobes both with hanging areas.

**BEDROOM:**

Double glazed window to front. Wardrobe cupboard. Vinyl floor.

**SHOWER ROOM:**

Double glazed window overlooking the Millennium Green. Walk-in shower with glass shower screen, rainfall shower head with additional hand-held shower attachment and tiled surround. Low-level WC. Pedestal wash basin. Chrome ladder-style heated towel rail. Vinyl floor. Radiator.

**OUTSIDE FRONT:**

Tarmac driveway leads to a single GARAGE. The FRONT GARDEN has a small rockery with shingle area and hedge and fence borders. Side access via a gate to:

**OUTSIDE REAR:**

The REAR GARDEN has a good size area of decking with oak balustrades. An area of lawn being enclosed by fence to both sides and hedge to the rear with a gate leading to the Millennium Green. Garden shed.



### SITUATION:

The property is in the delightful village of Rotherfield which offers an array of facilities including general stores, pharmacy, doctors' surgery, local inns, churches and primary school. Crowborough town is approximately 4 miles away and offers good shopping facilities including a range of supermarkets, a wide range of junior and senior schooling and main line rail services at nearby Jarvis Brook with trains to London. There are excellent recreational facilities including golf at Crowborough Beacon and Boars Head courses, Crowborough Tennis & Squash Club and the Crowborough Leisure Centre with indoor swimming pool. The famous Ashdown Forest with its superb walks and riding facilities is also nearby.

### VIEWING:

By appointment with Wood & Pilcher Crowborough 01892 665666

### TENURE:

Freehold

### COUNCIL TAX BAND:

E

### 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](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas

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 obtained. 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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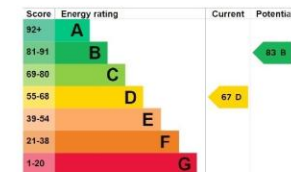
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First Floor



Ground Floor



Approx. Gross Internal Area 1685 ft<sup>2</sup> ... 156.5 m<sup>2</sup>

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.