



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- End of Terrace House
- 2/3 Bedrooms
- Bright Sitting/Dining Room
- Generous Rear Garden
- Off Road Parking
- Energy Efficiency Rating: C

**Bracken Close, Crowborough**

**£375,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)



## 12 Bracken Close, Crowborough, TN6 2EJ

Within excellent proximity of a mainline railway station, local bus route, and amenities is this extended end-of-terrace family home which offers a good deal of versatility and well appointed accommodation. Beautifully presented and thoughtfully updated, the property features a recently installed boiler, a convenient downstairs shower room, some newly fitted double-glazed windows and an updated entrance porch. Upon entering the property, you'll find a spacious entrance porch, with immediate access to the new shower room and the rear garden. The kitchen/breakfast room is well-appointed, creating a delightful space for casual dining. It leads directly to a snug that can serve as a home office or a downstairs bedroom, depending on your needs. Toward the rear, the bright and airy sitting/dining room opens via French doors onto a rear decked patio and onwards to the rear garden. Upstairs, two double bedrooms, both with fitted cupboards provide ample storage space, complemented by a well-equipped family bathroom. To the front of the property is a driveway providing off road parking for numerous vehicles and the outdoor, easy maintained good-sized rear garden offers a large workshop and wooden shed, all set against a woodland backdrop. With its flexible layout and numerous modern updates, this home is a rare find and ideal for a growing family. Don't miss the opportunity to make it yours!

Composite door opens into:

### LARGE ENTRANCE PORCH:

Plenty of room for coats hanging and shoe storage cabinet, tile effect vinyl flooring and recently installed door opens to rear garden.

### SHOWER ROOM:

Fully tiled corner shower enclosure, low level wc, sink set into a vanity unit with tiled splashback and mirror above, good size fitted cupboard, further cupboard housing the wall mounted boiler and space for a tumble dryer below, vinyl non slip flooring, radiator, extractor fan and obscured window with fitted blind to front.

### ENTRANCE HALL:

Quarry tiled flooring, radiator and stain glass window to side.

### KITCHEN/BREAKFAST ROOM

Kitchen Area:

Range of high and low level units with wooden work surfaces, tiled splashback and incorporating a one and a half bowl ceramic sink. Appliances include a fan assisted oven with 4-ring electric hob and air filter above and separate spaces for a large fridge/freezer, washing machine and dishwasher. Oak flooring and a fitted cupboard with shelving houses the electric consumer unit. Attractive square opening looks into the sitting/dining room.

Breakfast Area:

Space for a breakfast table and chairs, continuation of oak flooring, radiator, recently installed window with fitted blind to front.

### SNUG/BEDROOM

Accessed via a glazed door with fitted blind and comprising Oak flooring, radiator and recently installed window with fitted blind to front.

### SITTING/DINING ROOM:

Plenty of room for sofa seating and dining furniture, generous under stairs storage area, fitted carpet, radiator, window and French doors opening directly to decked rear patio and garden beyond.

### FIRST FLOOR LANDING:

Large loft hatch, smoke alarm, fitted carpet, radiator and window to rear.



**MAIN BEDROOM:**

Generous fitted wardrobe, fitted carpet, radiator and recently installed window to front.

**BEDROOM:**

Two fitted cupboards, fitted carpet, radiator and recently installed window to front.

**FAMILY BATHROOM:**

Panelled bath with shower over, low level wc, pedestal wash hand basin, mosaic tile effect vinyl flooring, chrome heated towel rail and obscured window with fitted blind to rear.

**OUTSIDE FRONT:**

Brick paved driveway providing ample off road parking, selection of flower bed borders, bin store area and access to rear garden via porch.

**OUTSIDE REAR:**

The garden is principally laid to lawn with a selection of mature shrubs and established bushes to include a climbing clematis, pretty weeping cherry tree, flower beds and currently not in use is a small vegetable patch with sleeper surrounds. In addition is a good size raised decked patio with outside light, outside tap and open storage beneath, a wooden shed and large wooden workshop accessed via wooden doors with shelving and window to front.

**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. The area is well served for both state and private junior and secondary schooling as well as Crowborough Leisure Centre offering a swimming pool, gym, sports hall and a children's playground. The mainline railway station provides trains to London as well as a good selection of bus routes. Other attractions that Crowborough can offer include nature reserves, plentiful sport and recreation areas, 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

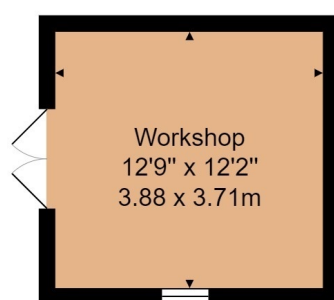
Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

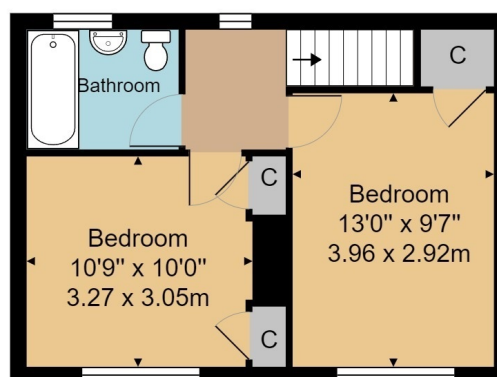
Heating - Gas Heating



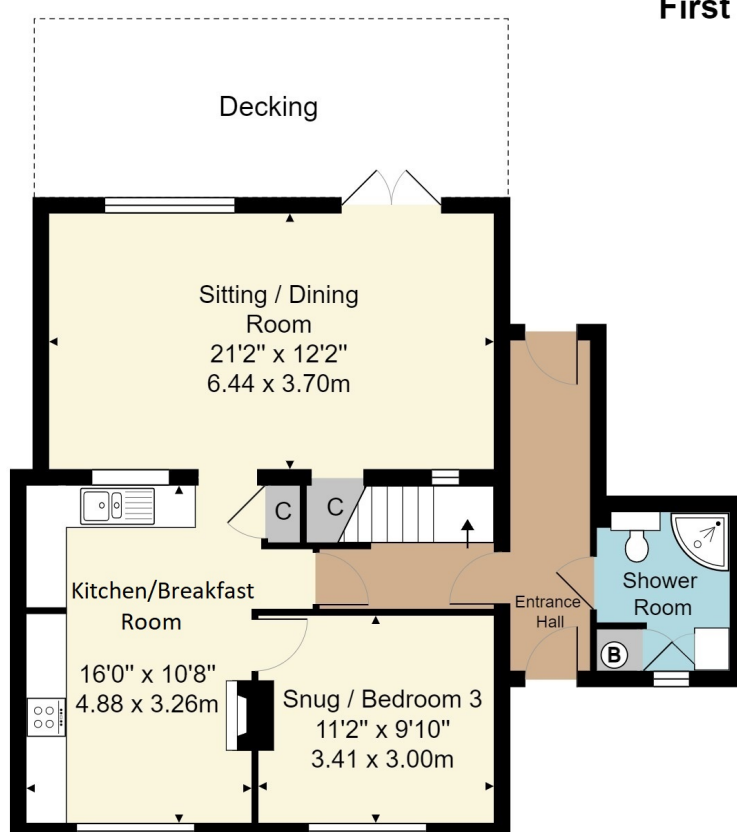




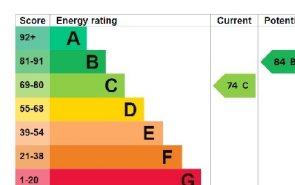
**Outbuilding**



**First Floor**



**Ground Floor**



**House Approx. Gross Internal Area 1107 sq. ft / 102.8 sq. m**  
**Outbuilding Approx. Internal Area 155 sq. ft / 14.4 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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 Southborough 01892 511311  
 Tunbridge Wells 01892 511211  
 Letting & Management 01892 528888  
 Associate London Office 02070 791568

