



ST. RICHARDS ROAD
CROWBOROUGH – OFFERS OVER £580,000



31 St. Richards Road

Crowborough, TN6 3AS

**Entrance Hall - Sitting Room - Dining Room - Kitchen
Cloakroom - Gym - Five Bedrooms - Family Bathroom
Off Road Parking - Rear Garden**

An opportunity to purchase a beautifully presented, recently updated extended detached family house set in a residential and sought after cul-de-sac. Upon entry to the property you are greeted by a welcoming hallway with access to a bright and airy sitting room with an attractive fireplace and a large dining room with a pleasant outlook over the rear garden. The kitchen has been recently refurbished and includes a range cooker, breakfast bar and direct access to rear garden. An inner hallway provides access into a cloakroom and a gym which was formally the garage that could easily be converted back to its original use. Upstairs a split landing leads to five bedrooms and family bathroom. Externally to the front of the property is a large brick paved driveway with plenty of parking and to the rear and backing onto woodland is a beautiful mature garden which is mainly laid to lawn accompanied by a patio, pergola, summerhouse and an under tree seating area. This property is one not to miss and would make a lovely family home.

Obscured window to side and double glazed door opens into:

ENTRANCE HALL: Smoke alarm, radiator and recently installed oak engineered flooring.

SITTING ROOM: Recently updated feature fireplace with tiled hearth, wooden mantel and brick cheeks. Fitted carpet, window to front with fitted blind and square opening into the dining room.

DINING ROOM: Plenty of room for dining furniture, fitted carpet, radiator, high level Velux window and French doors opening to the rear patio and garden beyond.

KITCHEN: Range of Shaker style high and low level units with wood effect worksurfaces with tiled sleeper style splashbacks, large breakfast bar with pull-out drawer storage and seating space, double ceramic sink with swan mixer tap and a secondary ceramic sink with mixer tap. Double range oven with 5-ring gas hob and extractor fan above and separate spaces for a dishwasher, washing machine, tumble dryer and American style fridge/freezer. High level cupboard housing the recently installed Alpha combi boiler, floating areas of shelving, vinyl flooring, radiator, two



high level Velux windows, two windows to rear and door with access to both front and rear gardens

INNER LOBBY: Coats and shoe storage.

CLOAKROOM: WC, corner sink with mixer tap and tiled splashback, vinyl flooring and obscured window to side.

GYM: Formally a garage comprising cupboard housing recently installed electric consumer unit and gas/electric meters, fitted carpet, window with blind and door to side.

SPLIT LEVEL FIRST FLOOR LANDING: Cupboard with wooden slatted shelving and fitted carpet.

BEDROOM: Currently used as a study comprising a floating shelf, fitted carpet, radiator and window to rear.

BEDROOM: Fitted carpet, radiator and window with blind to front.

MAIN BEDROOM: Fitted carpet, radiator and window with blind to front.

BEDROOM: Fitted carpet, radiator and window with blind to front.

BEDROOM: Double fitted wardrobe, further fitted cupboard, fitted carpet, radiator and window with blind to rear.

FAMILY BATHROOM: Panelled bath with wall mounted shower and handheld shower attachment, vanity unit with storage incorporates a low level wc and sink with mixer tap. Chrome heated towel rail, hatch with ladder to part boarded loft with light, tiled flooring, fully tiled walling and obscured window to rear.

OUTSIDE FRONT: Large brick paved driveway provides off road parking for numerous vehicles. Raised stone surround borders and a weeping willow tree. Wooden gate opens with access to rear garden.

OUTSIDE REAR: Paved patio with a pergola along with a generous area of lawn, various shrubs and bushes and trees and a further decked patio, a summerhouse, wooden shed and further wooden gate leads down to a further wild area of garden with a further wooden shed and backing onto woodland. outside water tap and electrics

SITUATION: Crowborough, the largest and highest inland town in East Sussex, is nestled within the picturesque High Weald Area of Outstanding Natural Beauty and borders the Ashdown Forest. The town centre has a charming atmosphere, offering a wide variety of supermarkets, independent shops, restaurants, and cafes. The area



boasts excellent state and private schools for both junior and secondary levels, alongside the Crowborough Leisure Centre, which features a swimming pool, gym, sports hall, and a children's playground. The town is well-connected with a mainline railway station offering services to London, as well as a good selection of bus routes. Crowborough also offers plenty of attractions, including nature reserves, sports facilities, playgrounds, a thriving arts scene, and various annual events. To the west, you'll find Ashdown Forest, renowned for inspiring A. A. Milne's Winnie the Pooh. The forest provides an excellent setting for walking, horse riding, and enjoying breathtaking views of the Sussex countryside.

TENURE:

Freehold

COUNCIL TAX BAND:

E

VIEWING:

By appointment with Wood & Pilcher Crowborough 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, 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 contained. 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

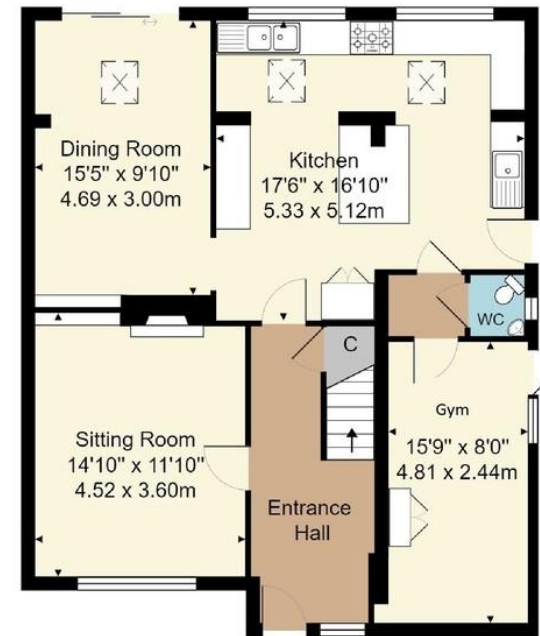


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BRANCHES AT CROWBOROUGH, HEATHFIELD,
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Ground Floor



First Floor

Approx. Gross Internal Area 1608 ft² ... 149.4 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.

