



Beeches Farm Road, Crowborough, East Sussex, TN6 2NY

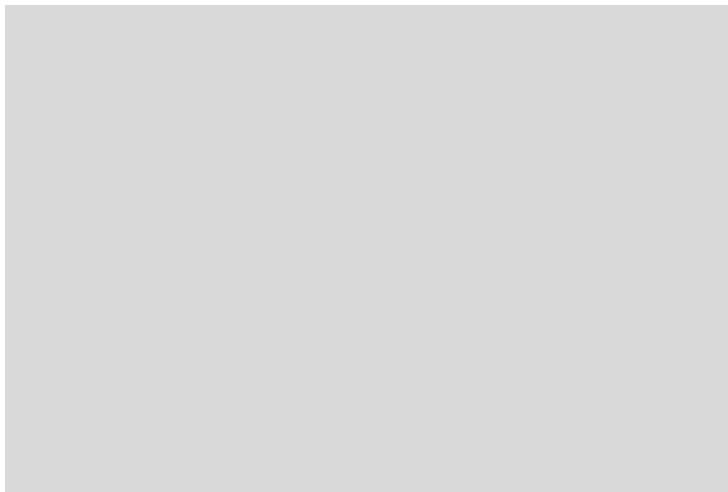
£450,000 Freehold

**MANSELL
McTAGGART**
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in brief...

- Study/bedroom 5
- Impressive lounge/dining room
- Re-fitted kitchen
- Conservatory
- Four good sized bedrooms

- Modern white family bathroom
- Gas fired central heating
- Private driveway
- Detached garage
- Attractive fully enclosed rear gardens



in more detail...

A spacious and significantly improved four/five bedroom detached home with fully enclosed gardens located in a popular position within walking distance of Ashdown Primary School and Crowborough Railway Station. This fine home offers spacious and versatile accommodation extending to 1,309 sq. ft. comprising in brief on the ground floor, a gabled entrance, an entrance hall with built-in coats cupboard, a cloakroom, a study/bedroom 5, an impressive 24'9 x 11'10 lounge/dining room, a conservatory and a modern re-fitted kitchen with stainless steel range cooker. From the entrance hall, a staircase rises to the first-floor landing, four generous sized bedrooms and a modern white bathroom. Outside to the front of the house, there is an area of front garden laid to lawn with a central pathway leading to the covered entrance. There is a private driveway which provides off street parking and leads directly to a detached pitched roof garage with up and over door. The rear gardens have been extensively landscaped and are laid predominately to level lawn to one side of which is a large timber decked seating terrace, the whole enclosed by close board fencing with a side path and gate giving access front to rear. EPC Band C.

worth bearing in mind...

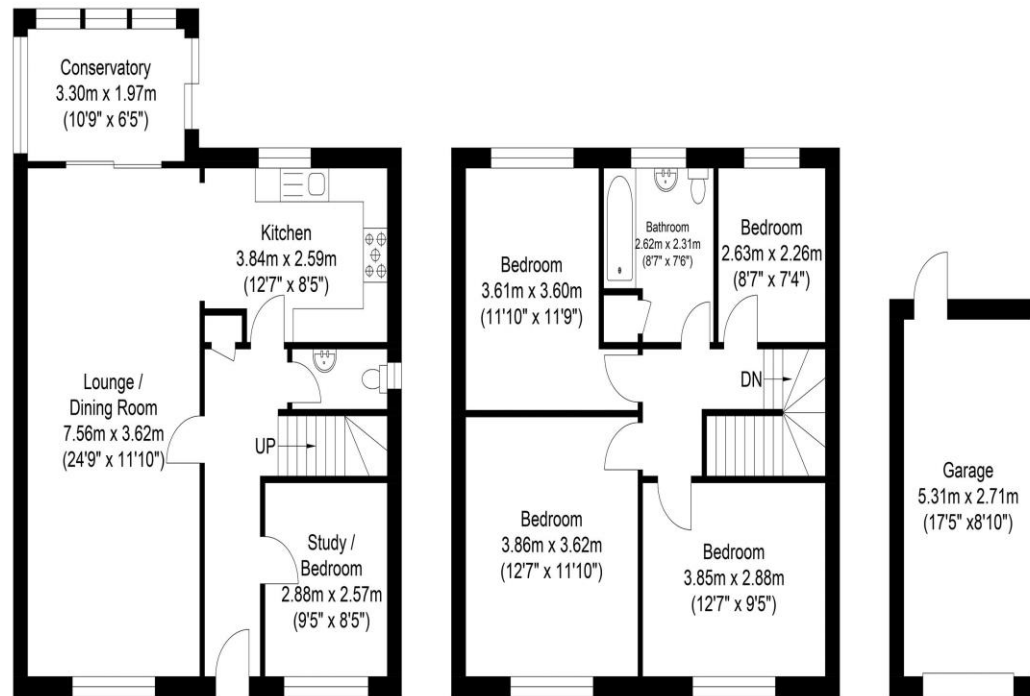
The Spa town of Royal Tunbridge Wells with its theatres, shopping and leisure complex is within a short driving distance (approximately 8 miles), and the coastal town of Eastbourne and City of Brighton can be reached by road in approximately one hour.



the location...

The property is positioned in this quiet and popular cul-de-sac located off Montargis Way forming part of the ever-popular Montargis Development situated midway between the town centre of Crowborough and the railway station with trains to London Bridge in approximately one hour. Crowborough town centre offers a wide variety of shopping facilities with and selection of supermarkets, independent individual shops, and restaurants. The area is well served with a wide selection of schooling, (Ashdown Infant School being within a 'stone's throw') and Beacon Community College. The stunning 6,000 acre Ashdown Forest, the inspiration behind A.A Milne's Winnie the Pooh books is also within very close proximity offering numerous outdoor pursuits and scenic walks.

Please check google maps for exact distances and travel times (property postcode: TN6 2NY)



Ground Floor
Approximate Floor Area
688.67 sq ft
(63.98 sq m)

First Floor
Approximate Floor Area
615.15 sq ft
(57.15 sq m)

Garage
Approximate Floor Area
154.89 sq ft
(14.39 sq m)



Approximate Gross Internal Area = 135.52 sq m / 1458.72 sq ft
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call: Crowborough office
01892 662668

email: crow@mansellmctaggart.co.uk
web: mansellmctaggart.co.uk

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