



RANNOCH ROAD

CROWBOROUGH - £850,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

Glendale House, Rannoch Road, Crowborough, TN6 1RB

Entrance Porch - Entrance Hall - Two Cloakrooms - Study
Sitting Room - Dining Room - Kitchen/Breakfast Room
Utility Room - Four Bedrooms - En Suite Shower Room
Family Bathroom - Integral Double Garage - Off Road
Parking - Westerly Facing Rear Garden

Set in the highly sought-after Warren area of Crowborough, this modern detached four-bedroom family home is set within mature gardens of approximately a quarter of an acre and benefits from a westerly-facing rear garden. A welcoming, generous driveway leads to a double garage, and the spacious interior offers everything a family could need. Well-appointed throughout, the property presents an excellent opportunity for its next owner to update or extend, subject to the usual planning consents. This much-loved home is now being brought to the market with no onward chain, helping to streamline the buying process. Homes in this coveted neighbourhood rarely become available, and the setting alone is sure to attract interest from a wide range of buyers. Early viewing is strongly advised to fully appreciate the charm, potential, and lifestyle on offer.

ENTRANCE PORCH: Flagstone step and obscured glass panelled timber front door opens into:

ENTRANCE HALL: Stairs to first floor, under stairs storage cupboard, additional storage cupboard, two radiators and window to front.

CLOAKROOM: Dual flush low level wc, vanity wash hand basin, chrome heated towel rail, tiled flooring, dado rails, half panelled walling and obscured window to front.

STUDY: Fitted carpet, radiator and window to front.

SITTING ROOM: Feature fireplace incorporating inset flame effect gas fire with wood mantle, ornate surrounds and hearth. Three radiators, fitted carpet, wall lighting, large window to front and sliding doors opening to rear garden.

DINING ROOM: Radiator, fitted carpet and window to rear.



KITCHEN/BREAKFAST ROOM: Range of wall and base units with composite worktops over incorporating twin stainless steel sink and drainer. Appliances include a 4-ring Miele ceramic hob with extractor fan over, inset twin Miele eye level ovens, an integrated fridge and space for a dishwasher. In addition is a centre island with composite worktops and storage below, dresser with leaded glass cupboards, wine storage rack, radiator, tiled flooring and window to rear.

UTILITY ROOM: Range of wall and base units with wooden worktops over incorporating an inset Butler sink with swan mixer tap. Space for washing machine and tumble dryer, radiator, tiled flooring, large window and door to rear garden.

WC: Low level wc, wash hand basin, radiator, tiled flooring, dado rails, part panelled walling, coats hanging area and obscured window to rear.

INTEGRAL DOUBLE GARAGE: Wall mounted consumer unit, electric/gas meters, strip lighting, various electricity points, window to side and up/over garage doors to front.

FIRST FLOOR LANDING: Hatch with dropdown ladder to loft, radiator and fitted carpet.

MAIN BEDROOM: Extensive wardrobe cupboards, radiator, fitted carpet, window to front and door into:

EN SUITE SHOWER ROOM: Tiled cubicle with Aqualisa shower, dual flush low level wc, vanity wash hand basin, mirrored wall with storage under and worktops, ladder style towel rail, tiled flooring and obscured window to front.

BEDROOM: Wardrobe cupboards, built-in chest of drawers and dressing area, radiator, fitted carpet and window to rear.

BEDROOM: Wardrobe cupboards and built-in chest of drawers, radiator, fitted carpet and window to rear.

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FAMILY BATHROOM: Enclosed tiled cubicle with Aqualisa thermostatic shower, panelled bath with shower attachment over, dual flush low level wc and vanity wash hand basin with storage below.



Cupboard housing Potterton gas boiler and pressurised water system, heated towel rail, mirrored wall and obscured window to front.

OUTSIDE FRONT: Extensive herringbone driveway provides off road parking and access to a double garage. The remainder of the garden is principally laid to lawn with various areas of established planting. In addition is a patio area, a log store area, timber shed and outside tap.

OUTSIDE REAR: Providing a great deal of seclusion and privacy and benefiting from a westerly aspect the garden features a large patio adjacent to the property. There is a good area of lawn with a wide range of planting to include an abundance of Acers and Rhodendrons and a timber shed.

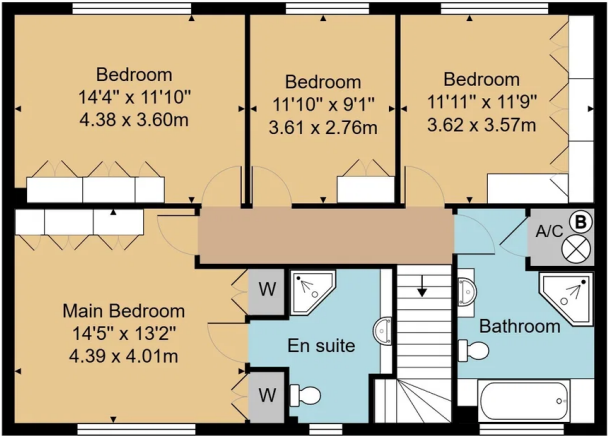
TENURE: Freehold

COUNCIL TAX BAND: G

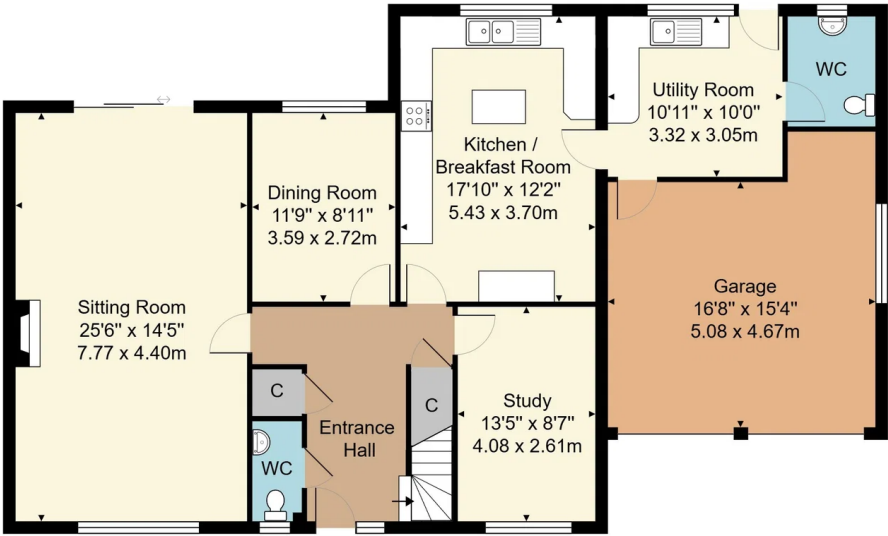
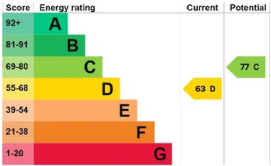
VIEWING: By appointment with Wood & Pilcher
Crowborough 01892 665666.

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
Rights and Easements - Shared Drive with maintenance costs split between three properties

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.



First Floor



Ground Floor

House Approx. Gross Internal Area 2074 sq. ft / 192.7 sq. m
Approx. Gross Internal Area (Incl. Garage) 2365 sq. ft / 219.7 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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