



Banfield Estate Agents
01892 653333
FOR SALE

16 Woodland Way
Crowborough, TN6 3BG
Price Range £475,000



PRICE RANGE £475,000 - £500,000

A much-loved and well presented four/five-bedroom family home, offering generous and flexible accommodation ideally suited to modern living. A home designed for family life, entertaining and everyday comfort, offering space, versatility and a warm sense of welcome throughout.

The property opens into a spacious entrance hall, thoughtfully designed with plenty of room for coats, shoes and everyday essentials, complemented by a convenient storage cupboard. The generous, inviting living room is bathed in natural light from large windows and features a charming stone fireplace, creating a warm and welcoming space perfect for relaxing with the family or enjoying cosy evenings at home.

A further versatile ground-floor room offers exceptional flexibility. Whether needed as a second reception room, home office, bedroom or snug, it adapts easily to changing family needs, complemented by the added convenience of a downstairs shower room.

At the rear of the home, the stunning wrap-around garden room filled with natural light offers a wonderful sense of connection to the outdoors. A wonderful hub for everyday living and entertaining, seamlessly connecting the indoors with the garden. This space is perfect for family meals, working from home or simply relaxing while enjoying garden views. The modern and practical kitchen is thoughtfully designed with ample storage and worktop space, making it ideal for busy family life and social cooking alike.

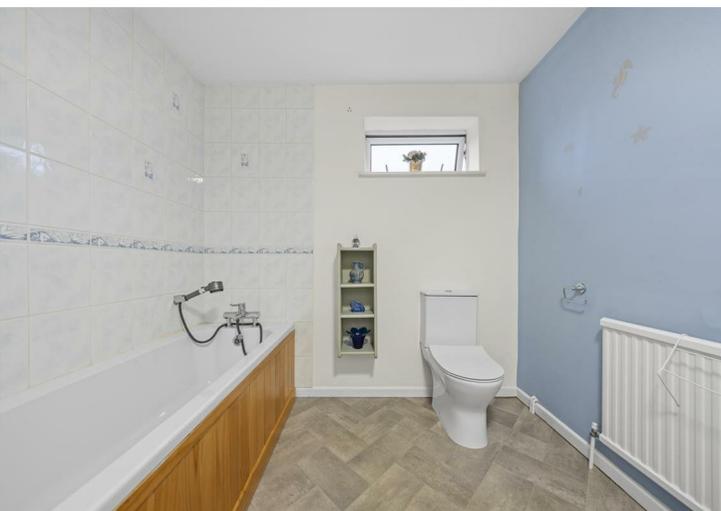
Upstairs, four well-proportioned bedrooms provide comfortable and flexible accommodation, including three generous doubles and a single bedroom, most with built-in wardrobes. A spacious family bathroom completes the first floor.

Outside, the private paved rear garden is a true sun trap—secluded, low maintenance and perfect for summer gatherings, outdoor dining or quiet moments of relaxation. A powered garden shed offers an excellent additional space.

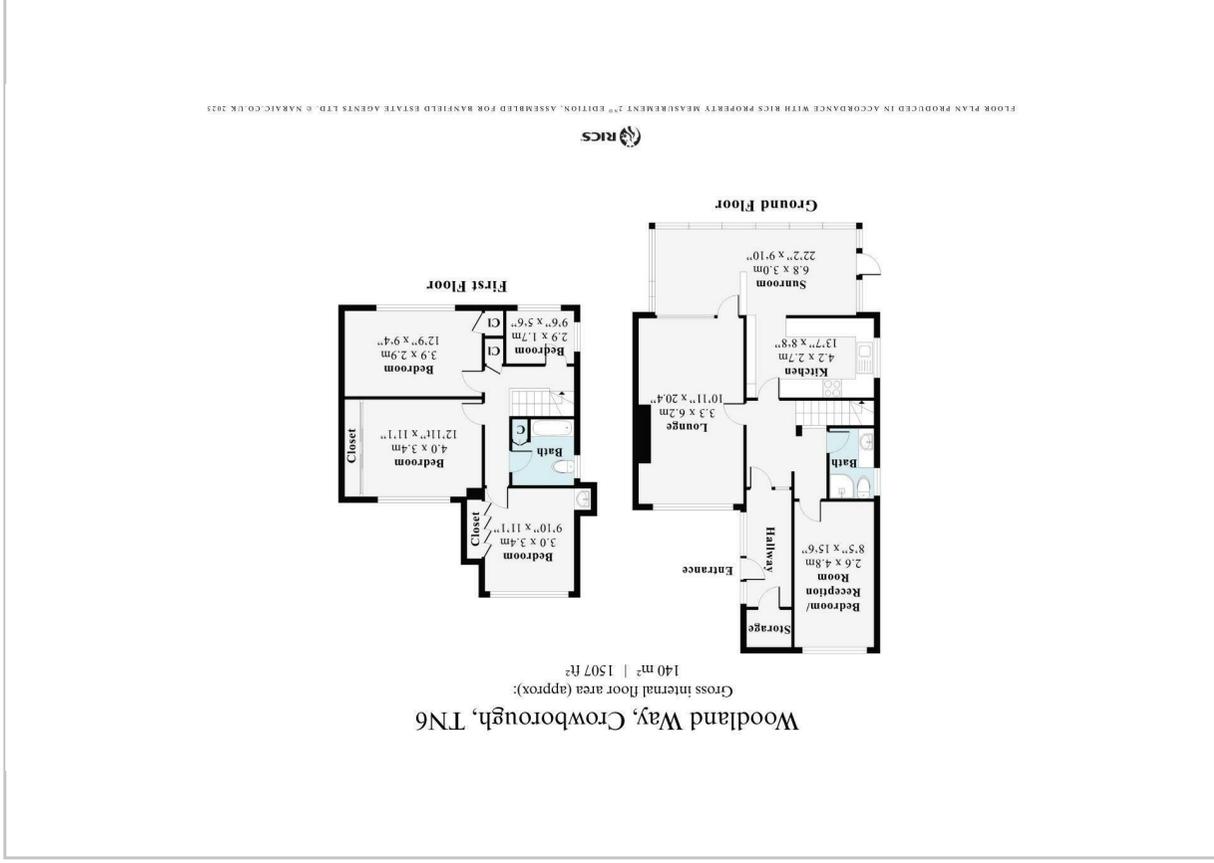
Situated in a highly desirable location in Crowborough, this home perfectly combines family-friendly living with the charm and convenience of this sought-after town. The property is just a short drive from the High Street, with its excellent range of shops, cafés, supermarkets and more. Families will appreciate the choice of well-regarded local schools, while leisure facilities including Goldsmiths Leisure Centre, tennis and squash clubs, and several golf courses, such as Beacon Golf Course and Boars Head Golf Course with its floodlit driving range, are all nearby. Crowborough station at Jarvis Brook provides a mainline service into London Bridge, making it ideal for commuters.

Council Tax Band: E





Floor Plan

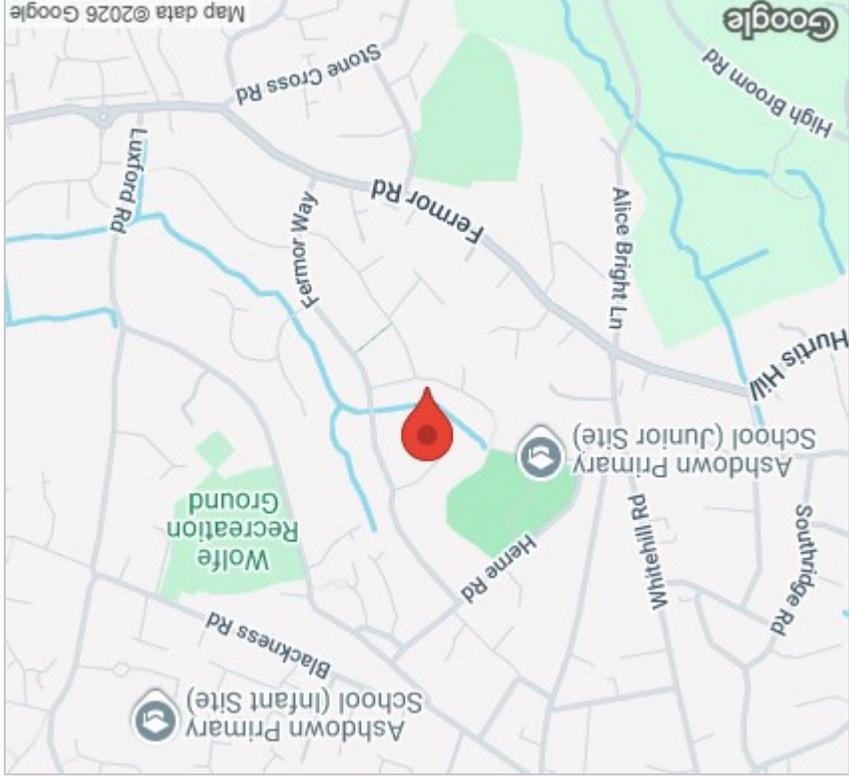


Viewing

Please contact our Banfield Estate Agents Office on 01892 653333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating	
Current	Potential
A (72 plus)	A (72 plus)
B (81-91)	B (81-91)
C (82-92)	C (82-92)
D (83-93)	D (83-93)
E (84-94)	E (84-94)
F (85-95)	F (85-95)
G (86-96)	G (86-96)
Very energy efficient - lower running costs	Very energy efficient - lower running costs
81	66
EU Directive 2002/91/EC	
England & Wales	
Not energy related - higher running costs	

Energy Efficiency Graph



Area Map

01892 653333

The Broadway Crowborough, East Sussex, TN6 1DE | www.banfieldresidential.com | info@banfieldresidential.com

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