

MOUNT PLEASANT

CROWBOROUGH - £715,000

WOOD & PILCHER

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Stream End, Mount Pleasant, Crowborough, TN6 2NE

Entrance Hall - Sitting Room - Dining Room - Study Kitchen - WC - Integral Garage - Main Bedrooms With En Suite Shower Room - Three Further Bedrooms - Family Bathroom - Off Road Parking - Extensive Rear Garden

Hidden away down a long private driveway to the fringes of Crowborough is this individual detached family house. The well appointed accommodation comprises a welcoming entrance hall, shaker style kitchen, a wc and a study. In addition is a good size dining room with access out to a patio and a well proportioned dual aspect sitting room with feature fireplace and direct access out to the rear garden. Stairs rise with access to the integral garage and continues up to the first floor landing where you will find the main bedrooms with modern en suite shower room, three further bedrooms and a family bathroom. Externally the extensive rear garden is a particular feature with some woodland views, large expanse of lawn and various patio areas suited to outside entertaining. A tree lined driveway leads to the property where you will find an area for off road parking and access via bifold doors into the garage.

ENTRANCE HALL: Two under stairs built-in storage cupboards, additional tall built-in cupboard, oak engineered flooring, two radiators with covers and wall lighting.

SITTING ROOM: A bright and airy dual aspect room enjoying a lovely outlook over the rear garden accessed via sliding doors, recently installed black marble fireplace incorporating a gas fire with wooden mantle and marble hearth, carpet as fitted, two radiators and a window to side.

DINING ROOM: A good size room with ample room for dining furniture, oak engineered flooring, radiator and French doors opening with access out to a side paved patio.

KITCHEN: A shaker style kitchen with a range of high and low level units with under unit lighting and grey roll top work surfaces and double sink with swan mixer tap.







Appliances include a high level fan assisted oven with grill above and a 5-ring gas hob with extractor fan along with spaces for a low level fridge, dishwasher and washing machine. In addition is a breakfast bar with open shelving, drawer storage and wooden roll top work surface, an additional high level glass fronted cabinet, tiled flooring and part tiled walling.

INNER HALLWAY: Tiled flooring, tiled walling and door out to the side of the property.

WC: Low level wc, small circular wash hand basin with mixer tap, radiator, tiled flooring, tiled walling and window to side.

STUDY: Carpet as fitted, radiator and window with fitted blind overlooking the rear garden.

A beautiful wooden staircase rises to:

SPLIT LEVEL LANDING: Continuation of the oak engineered flooring and access to the garage.

GARAGE: Access via bifold door the garage houses the recently installed wall mounted Worcester Bosch boiler, storage cupboards, space for numerous electric appliances, vaulted storage areas, electric strip lighting, electric consumer unit and wall mounted gas and electric meters.

FIRST FLOOR LANDING: Large airing cupboard housing the hot water tank with slatted wooden shelving and hanging space, wall lighting and carpet as fitted.

MAIN BEDROOM: A range of fitted wardrobes with hanging rail and shelving, carpet as fitted, radiator, window to front and door into:

EN SUITE SHOWER ROOM: Porcelain tiled shower cubicle with power shower, low level wc, traditional style sink set into vanity unit with shelving, wall mounted chrome heated towel rail, wood flooring, porcelain tiled walling and window to side.

BEDROOM: Large walk-in wardrobe providing ample storage and space for chest of drawers, carpet as fitted, radiator with cover and window to rear.

BEDROOM: Access to part boarded loft via ladder, carpet as fitted, radiator and window to side.







BEDROOM: Currently used as a study with an array of fitted cupboards and shelving, carpet as fitted, radiator and window with fitted blind overlooking the rear garden.

FAMILY BATHROOM: Panelled bath with attractive wall tiling, mixer tap, handheld shower attachment and rainfall power shower over, low level wc, traditional wash hand basin with traditional taps, chrome towel rail, part tiled walling and window to side.

OUTSIDE FRONT: A five bar wooden gate opens to a long tree lined private driveway leading to the property with off road parking for numerous vehicles, access to the garage and steps leading down to the main entrance.

OUTSIDE REAR: An extensive garden benefiting from a large L-shaped paved patio immediately adjacent to the property with steps rising to a large expanse of lawn surrounded by an extensive range of mature and established planting. In addition is a large limestone paved raised patio with wooden pergola ideal for outside entertaining.

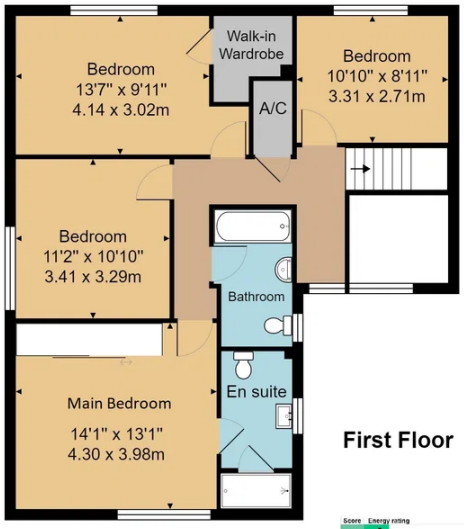
TENURE: Freehold

COUNCIL TAX BAND: F

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
Services - Mains Water, Gas, Electricity & Drainage
Gas Heating







House Approx. Gross Internal Area 1753 sq. ft / 162.9 sq. m
Approx. Gross Internal Area 2043 sq. ft / 189.8 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.

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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