



16 Coldharbour Close  
Crowborough, TN6 1EU  
Price Guide £520,000

Set within a sought-after estate in the thriving town of Crowborough, this impressively spacious four-bedroom detached house occupies a desirable corner plot, featuring a generous wrap-around garden ideal for family life. The home offers an unrivalled sense of space and light, combined with a thoughtfully designed layout to suit modern living.

Step into a welcoming entrance hall laid with smart wood-effect flooring, leading you past the convenient downstairs W.C. and on to the highlight of the home: a light-filled, double-aspect lounge and dining area, perfect for both relaxing evenings and entertaining guests. Double patio doors open directly onto the well-maintained garden, seamlessly blending indoor and outdoor living.

The contemporary kitchen overlooks the attractive rear garden, enjoying plenty of natural light. It is fitted with an array of built-in wall and base units, a practical tiled floor, a built-in wine rack and double oven, as well as dedicated space for a fridge. Off the kitchen, the utility room provides valuable extra storage and appliance space, complete with direct access to both the garden and the integral garage.

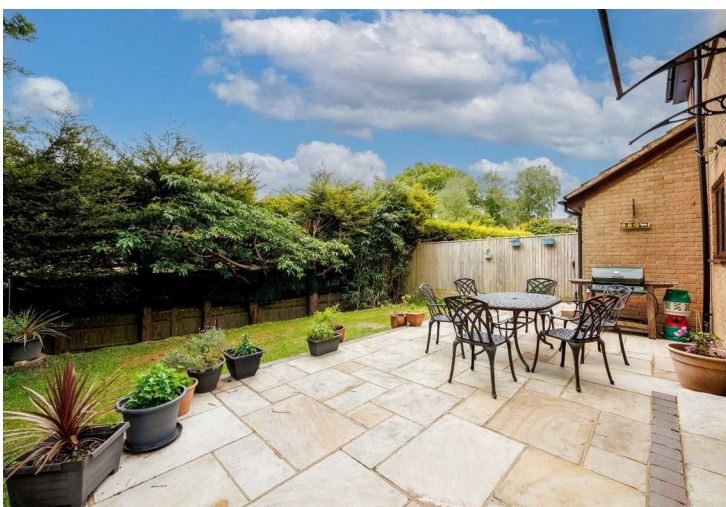
Upstairs, the landing leads to four generously sized bedrooms. The master bedroom features its own en-suite shower room, tasteful carpeting and a substantial triple wardrobe with mirrored doors. The additional bedrooms provide further comfort with fitted storage and flexible space, all serviced by a stylish family bathroom featuring a bath, heated towel rail and a vanity unit with ample storage.

Outside, the garden is a real standout—wrapped around the house, it boasts box-hedged borders, patio and extensive lawn areas, providing plenty of room for children to play or entertaining guests al fresco.

The property further benefits from a private driveway providing parking for multiple cars, in addition to an integral garage, currently used as storage, workshop potential or further secure parking.

Crowborough is a highly desirable East Sussex town, popular with families and commuters alike thanks to its excellent balance of countryside living and modern convenience. Surrounded by the beautiful Ashdown Forest, the area offers an abundance of scenic walks and outdoor activities, while also benefiting from a range of local shops, cafés, schools and leisure facilities, as well as convenient rail links to London.

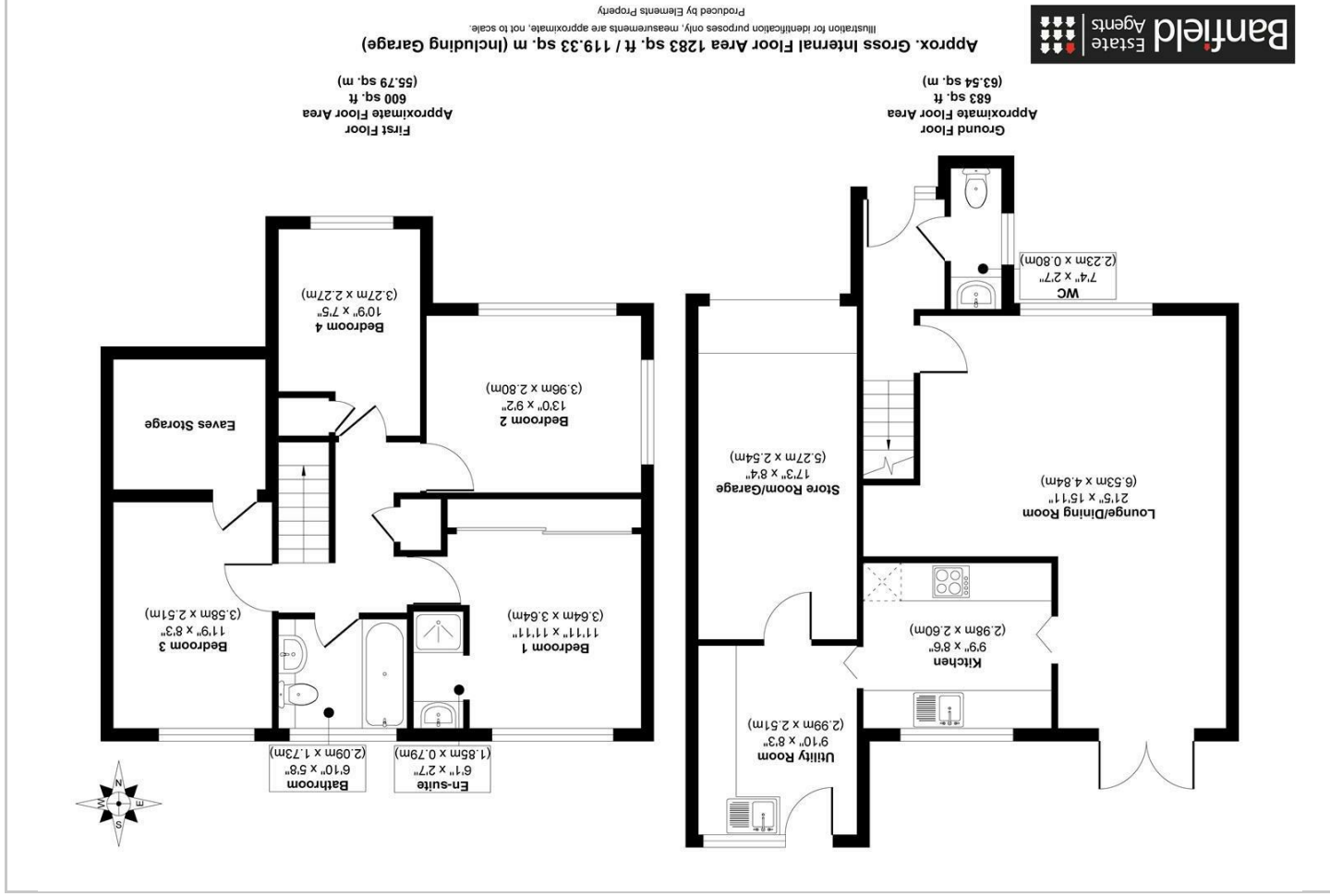




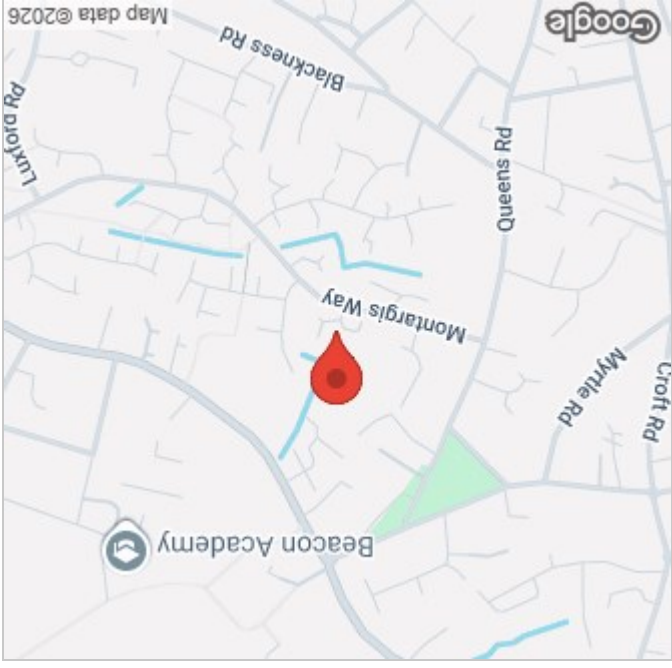
## Viewing

Please contact our Banfield Estate Agents Office on 01892 653333

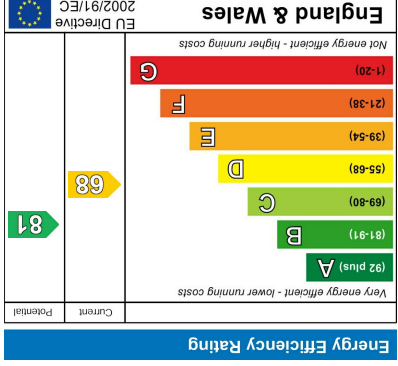
if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph

# 01892 653333

The Broadway Crowborough, East Sussex, TN6 1DE

info@banfieldresidential.com | www.banfieldresidential.com

We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. These particulars are intended to give a fair description of the property, as a guide to prospective buyers. Accordingly (a) their accuracy is not guaranteed and neither Banfield Residential Sales and Lettings Limited nor the Vendor(s) accept any liability in respect of their contents, (b) they do not constitute an offer or contract of sale, (c) None of these statements contained in these particulars is to be relied upon as a statement or representation of fact, (d) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars, and (e) the Vendor(s) do not make or give and neither Banfield Residential Sales and Lettings Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.