



**WINDSOR ROAD**  
**CROWBOROUGH - £799,000**



Lavender Cottage, Windsor Road, Crowborough, TN6  
2HR

Entrance Hall - WC - Sitting Room - Family Room Kitchen  
Utility Room - Dining Room - Five Bedrooms - Dressing  
Room - Two En Suite Shower Rooms - Family Bathroom  
Garage - Off Road Parking - Generous Rear Garden

Situated in a popular no-through road, this renovated 1950s detached family home offers spacious and versatile accommodation throughout, ideally located for excellent access to the station and local amenities. The property has been modernised by the current owners and comprises three well-proportioned reception rooms, providing flexible living. The contemporary kitchen is complemented by a separate utility room. To the first floor, there are five generous bedrooms, two of which benefit from en suite shower rooms. A family bathroom serves the remaining bedrooms, while a substantial dressing room adds practicality. Externally, the property offers off-road parking to the front, together with a single garage. To the rear, a good-sized private garden provides an excellent space for family enjoyment and outdoor entertaining. This home combines character, modern living and a highly convenient location, making it an ideal choice for growing families.

**COVERED ENTRANCE PORCH:**

Door opening into:

**ENTRANCE HALL:**

Wood laminate flooring, radiator and stairs to first floor.

**DOWNSTAIRS CLOAKROOM:**

High level WC with cistern and wash basin. Laminate flooring and obscured window to side.

**SITTING ROOM:**

Wood burning stove, wood laminate flooring, radiator and window to front.

**FAMILY ROOM:**

Wood laminate flooring, radiator, window to side and archway to kitchen.



**KITCHEN:**

Refurbished kitchen featuring a range of wall and base units with wooden worktops incorporating a composite sink and drainer. Appliances include a four ring gas hob with cast iron extractor fan over, gas Aga, eye level oven with microwave above and space for fridge/freezer. Wood laminate flooring, window to rear and door into utility room.

**UTILITY:**

Range of wall and base units with stainless steel sink and drainer, integrated dishwasher and space for washing machine and tumble dryer. Tiled flooring, window to rear and door to side return.

**DINING ROOM:**

Wood laminate flooring, radiator and double French doors to rear garden.

**FIRST FLOOR LANDING:**

**BEDROOM:**

Wood laminate flooring, radiator and window to side.

**FAMILY BATHROOM:**

Panelled bath with shower attachment over and low level wc. Radiator and window to side.

**BEDROOM:**

Wood laminate flooring and window to front.

**DRESSING ROOM:**

Access to loft, radiator and laminate flooring.

**BEDROOM:**

Wood laminate flooring, radiator, window to rear and door into:

**EN SUITE SHOWER ROOM:**

Newly fitted tiled enclosure with rainfall showerhead, dual flush low level WC and vanity wash basin with storage under and mirrored wall. Tiled flooring and window to front.

**BEDROOM:**

Wood laminate flooring, radiator, window to rear and door into:

**EN SUITE SHOWER ROOM:**

Low level WC, bidet and vanity wash basin with storage under. Velux roof window and window to rear.



### BEDROOM:

Wood laminate flooring, radiator and window to rear.

### OUTSIDE FRONT:

Brick block driveway providing off road parking. Up/over door to a single garage housing pressurised hot water tank, solar storage batteries, solar inverter and gas mounted boiler.

### OUTSIDE REAR:

Patio adjacent to the property, seating area with ornamental pond, various areas of lawn, rockery, greenhouse and hedge borders to all sides.

### TENURE:

Freehold

### COUNCIL TAX BAND:

F

### 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

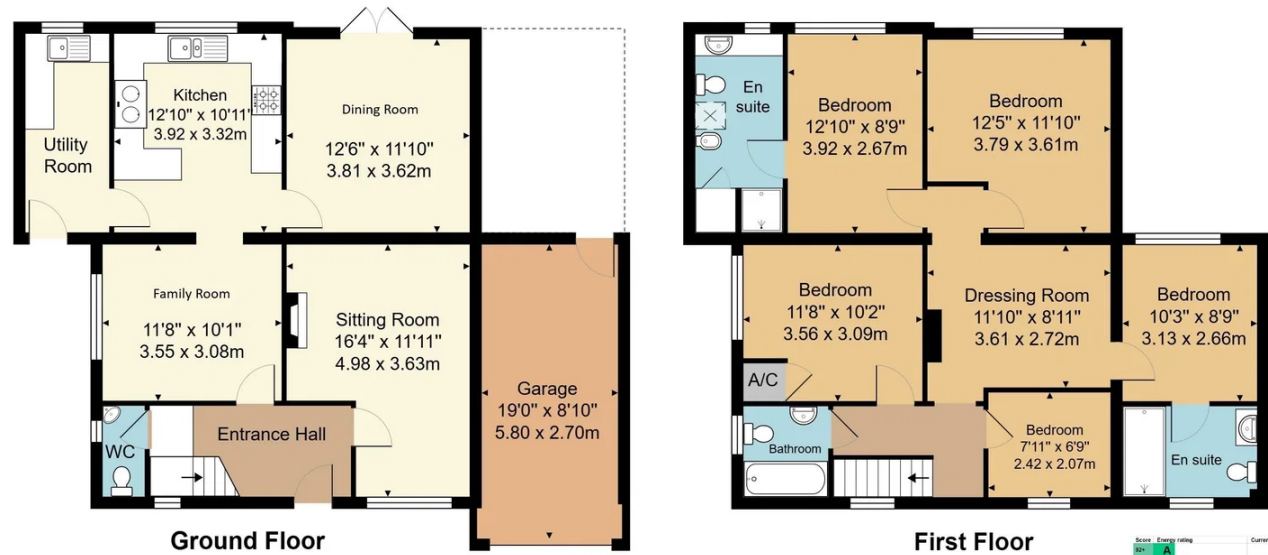
- [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas

### AGENTS NOTE:

Solar panels to rear roof.



Approx. Gross Internal Area (Incl. Garage) 1866 sq. ft / 173.3 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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