

Banfield Estate Agents

# 41 Bluebell Way

Crowborough, TN6 2GN

**Asking Price £512,000**

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Offered to the market in pristine condition, this impressive detached four-bedroom family home in the highly desirable Ashdown Gardens development presents a wonderful opportunity to enjoy modern family living in the heart of Crowborough. Occupying a particularly sought-after position within the development, this property was previously the show home and is only two years old. Beautifully presented and offered fully furnished, it combines contemporary style, comfort and convenience.

A welcoming and spacious entrance hall, featuring stylish laminate wood-effect flooring, immediately sets the tone, with natural light flowing through an elegant glass-panelled front door. The living room, complete with a front-facing picture window and plush carpeting underfoot, provides a warm and inviting space for the whole family to relax. The home also benefits from a convenient downstairs cloakroom with WC and wash hand basin, complemented by a classic marble
splashback and a practical window providing additional natural light.

The heart of the property is the expansive L-shaped kitchen diner, finished to a high standard with wood-look worktops and a full suite of integrated appliances. There is ample room for additional white goods, while the generous layout offers an ideal setting for family meals, entertaining friends and spending time together. Double doors open directly onto the rear garden, allowing natural light to flood the living space and creating a seamless connection between indoor and outdoor living.

Externally, the property enjoys excellent kerb appeal, with a long driveway providing off-road parking for up to three cars, a single garage and a neat, enclosed rear garden ideal for children to play, family barbecues or relaxing outdoors. The home also benefits from EV charging facilities and solar panels installed by the current vendors since the EPC was carried out, with the intention of improving the property's energy efficiency rating. In addition, the vendors have installed water filtration systems throughout the house, providing an added benefit for the next owners.

One of the standout features of this home is its family-friendly setting within Ashdown Gardens. The development benefits from a large central children's playground, providing a fantastic space for younger residents to play and families to enjoy the outdoors. Crowborough Leisure Centre is also just a two-minute walk away, offering facilities including a gym and swimming pools, making it easy to incorporate exercise and family activities into everyday life.

The location is equally appealing, with Crowborough town centre just a short stroll away, offering a charming mix of independent shops, delightful cafés and convenient supermarkets, including Lidl, Waitrose and Morrisons. Commuters will appreciate the nearby Jarvis Brook mainline station, offering direct services to London in around an hour. Gatwick Airport is approximately 45 minutes away by car, making this an attractive location for those who enjoy travelling. Families are also well served by a choice of local state and independent schools in Crowborough and nearby Tunbridge Wells, making this an appealing location for those looking to settle down and raise a family.

For lovers of the outdoors, the iconic Ashdown Forest is close at hand, offering picturesque walking trails, beautiful countryside and the famous landscapes that inspired Winnie the Pooh. With local golf clubs, tennis courts and scenic countryside walks also nearby, there is plenty to enjoy for all ages. The seaside attractions and beaches of Brighton are also approximately an hour's drive away. Combining generous living space, modern finishes, a fully furnished interior and an
excellent family-friendly location, this superb four-bedroom home offers a wonderful opportunity to move straight in and enjoy everything Ashdown Gardens and Crowborough have to offer, without the added hassle of furnishing a new home.

Contact today to arrange your viewing of this exceptional family home and discover all it has to offer.









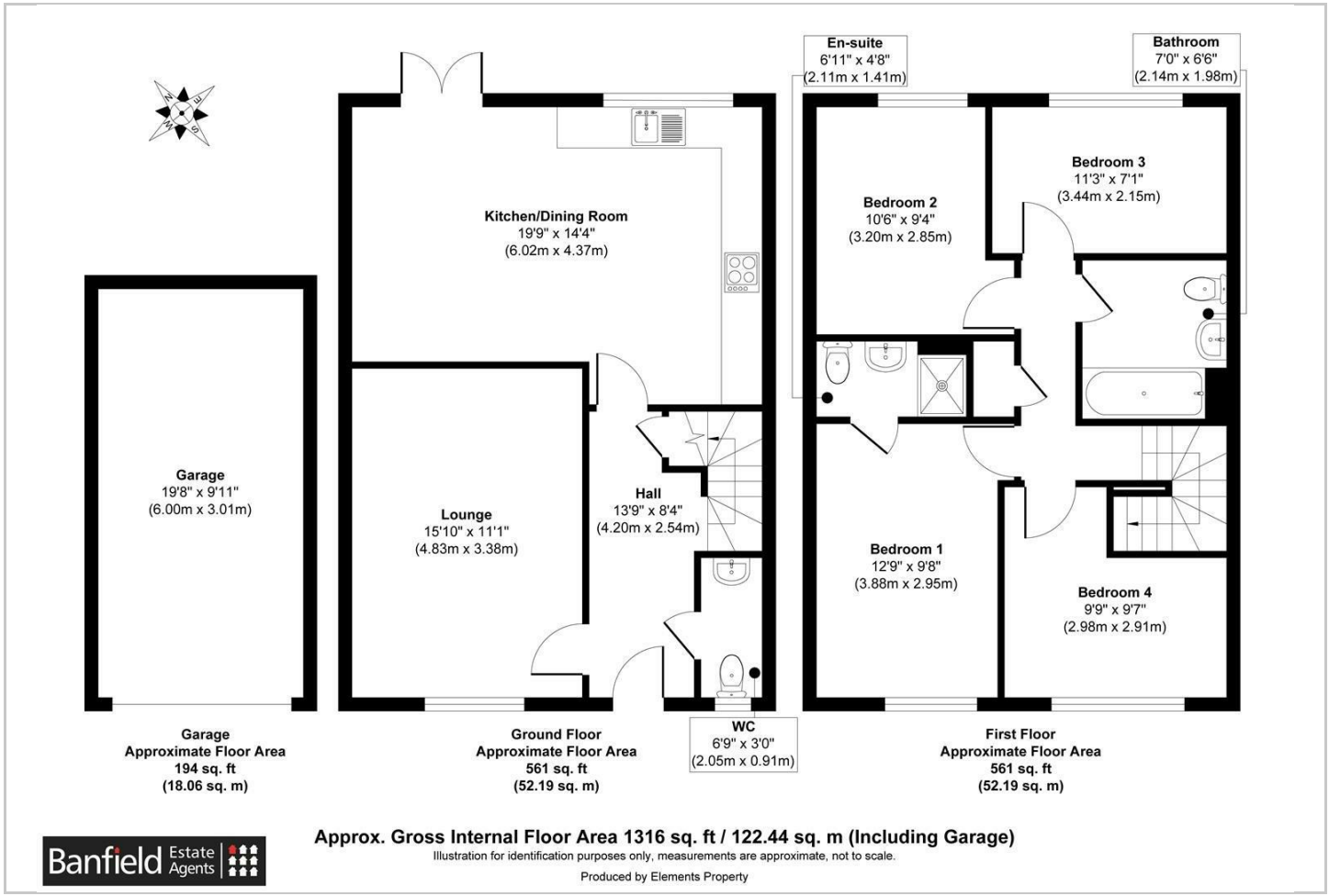






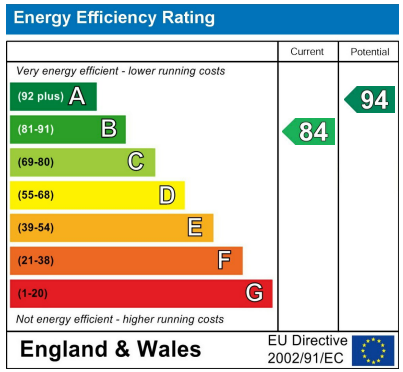


## Floor Plan




## Area Map




## Energy Efficiency Graph

## 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.

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