



WATSON WAY

CROWBOROUGH - £450,000



37 Watson Way, Crowborough, TN6 2FP

Entrance Hall - Downstairs Cloakroom
Kitchen/Breakfast Room - Living/Dining Room - Four
Bedrooms - En Suite Shower Room - Two Bathrooms
Rear Garden & Patio - Front Area of Garden - Two
Allocated Parking Spaces

Introduced to the market chain free is this end of terrace family house arranged over three floors. The ground floor accommodation comprises an entrance hall, cloakroom, kitchen/breakfast room and a living/dining room with direct access out to the rear garden. To the first floor you will find the main bedroom with en suite shower room, a further bedroom and family bathroom. Stairs then rise to the second floor which offers two further bedrooms and an additional bathroom. Externally are attractive front and rear gardens and the advantage of two allocated parking spaces to rear accessed via a gated entrance. A real plus of this development is its location being well placed with excellent amenities to include schooling, mainline railway station and the town centre.

Glass panelled Upvc front door leads into:

ENTRANCE HALL:

Wall mounted alarm panel, stairs to first floor, wood laminate flooring, radiator and coats hanging area.

DOWNSTAIRS CLOAKROOM:

Dual flush low level WC and vanity wash hand basin with cupboard beneath. Heated towel rail with thermostat, tiled flooring and window to front.

KITCHEN/BREAKFAST ROOM:

Range of wall and base units with granite work tops/upstands incorporating a one and half bowl stainless steel sink with swan mixer tap. Integrated appliances include an eye level twin oven, 4-ring gas hob with extractor fan over and metal backplate, dishwasher, washing machine and a fridge/freezer. Laminate flooring, wall mounted gas boiler, radiator and windows to front and side.

LIVING/DINING ROOM:

Feature fireplace with Limestone surround, hearth and electric fire (not tested), wood laminate flooring and two radiators. Dual aspect with windows to rear and side and French doors opening to the rear garden.



FIRST FLOOR LANDING

Airing cupboard with pressurised Megaflow system and additional shelving, stairs to second floor and a radiator.

BEDROOM:

Dressing area with two built in wardrobe cupboards. Two radiators, carpet as fitted and windows to side and rear.

EN SUITE SHOWER ROOM:

Fully tiled shower cubicle with built in shower and sliding glass door, low level dual flush WC and vanity wash hand basin with cupboards beneath, mirrored wall and shaver point. Chrome heated towel rail, tiled flooring and window to side.

BEDROOM:

Radiator, carpet as fitted and windows to side and front.

FAMILY BATHROOM:

Panelled bath with shower attachment over, glass screen and tiled surrounds, dual flush low level WC and a vanity wash hand basin with cupboards under and mirrored wall plus shaver point. Chrome heated towel rail, tiled flooring and window to side.

SECOND FLOOR LANDING:

BEDROOM:

Fitted wardrobe, loft access, carpet as fitted, radiator and window to rear.

BEDROOM:

Radiator, carpet as fitted and window to front.

FAMILY BATHROOM:

Panelled bath with tiled surround, shower attachment over and glass screen, low level WC, vanity wash hand basin with two cupboards under, mirrored wall and shaver point. Chrome heated towel rail and window to side.

OUTSIDE FRONT:

Area of garden with established planting.

OUTSIDE REAR:

Adjacent to the property is a patio area ideal for garden table and chairs with the remainder of the garden principally laid to lawn, garden shed along with hedge and fenced boundaries.

Gate with access to two allocated parking spaces.



TENURE:
Freehold

COUNCIL TAX BAND:
E

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

AGENTS NOTE:
An annual charge of £350.00 is payable to cover costs relating to the maintenance of all the communal areas. We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.



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.

Whilst every attempt has been made to measure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate, 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. Any services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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