



22 Booker Close  
Crowborough, TN6 2XT  
Price £525,000

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PRICE £525,000

Tucked away in a quiet residential close, this detached four-bedroom family home offers generous and flexible accommodation, ample parking, and a beautifully private garden that feels like a true extension of the living space.

A driveway provides plentiful off-road parking and leads to a single garage with an electric roll shutter door. Inside, a wide and welcoming entrance hall is bright and airy, immediately creating a sense of space and flow throughout the home.

The split-level layout adds character and flexibility. The main living area is positioned on a lower level and can be arranged as one large open space or divided into two rooms, ideal for a family room and snug, playroom, or home office. Double doors open directly onto the patio, seamlessly connecting indoor and outdoor living, while the dual-aspect design floods the room with natural light.

The kitchen enjoys ample storage, a built-in double oven, gas hob, and a window overlooking the garden, allowing you to enjoy views of the greenery while cooking. A utility room sits just off the kitchen, offering additional storage, space for appliances, side access to the garden, and internal access to the garage. To the front of the property, the dining room features a large window and provides a perfect space for more formal entertaining. A downstairs WC and a useful storage cupboard for coats and shoes complete the ground floor.

Upstairs, the split-level landing leads to four well-proportioned double bedrooms. The principal bedroom overlooks the garden and benefits from a built-in wardrobe and en-suite shower room. Bedroom two also enjoys a peaceful rear aspect, while bedrooms three and four are positioned at the front of the property and take in stunning far-reaching views towards Rotherfield, with bedroom four also featuring a built-in wardrobe. All bedrooms feature TV aerial sockets.

A modern family bathroom with rainfall shower, WC, and vanity unit serves the remaining bedrooms, along with a handy airing cupboard.

The rear garden is a real highlight—private, quiet, and thoughtfully arranged for both relaxation and entertaining. A lower patio area sits directly outside the living space, creating the perfect spot for outdoor seating or summer barbecues. Beyond this, an area of slate pebbles provides an ideal space for al fresco dining, while the lawn offers room for gardeners to enjoy.

The home also benefits from fast fibre broadband.

Situated in the sought-after town of Crowborough, the property is ideally placed for families, with highly regarded primary and secondary schools within walking distance. The town offers a range of shops, cafés, and pubs, while Ashdown Forest is just a couple of miles away, perfect for walking, cycling, and exploring Pooh Corner. Royal Tunbridge Wells is a short drive away, offering boutique shopping, restaurants, cultural attractions, and grammar schools.

Council Tax Band E

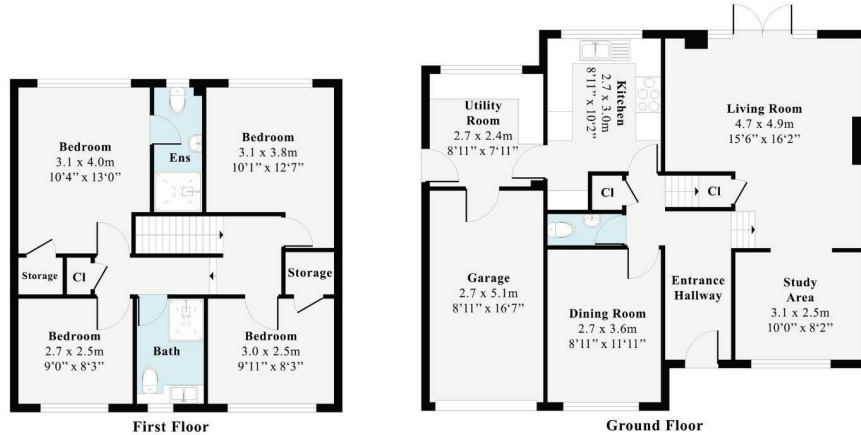




## Floor Plan

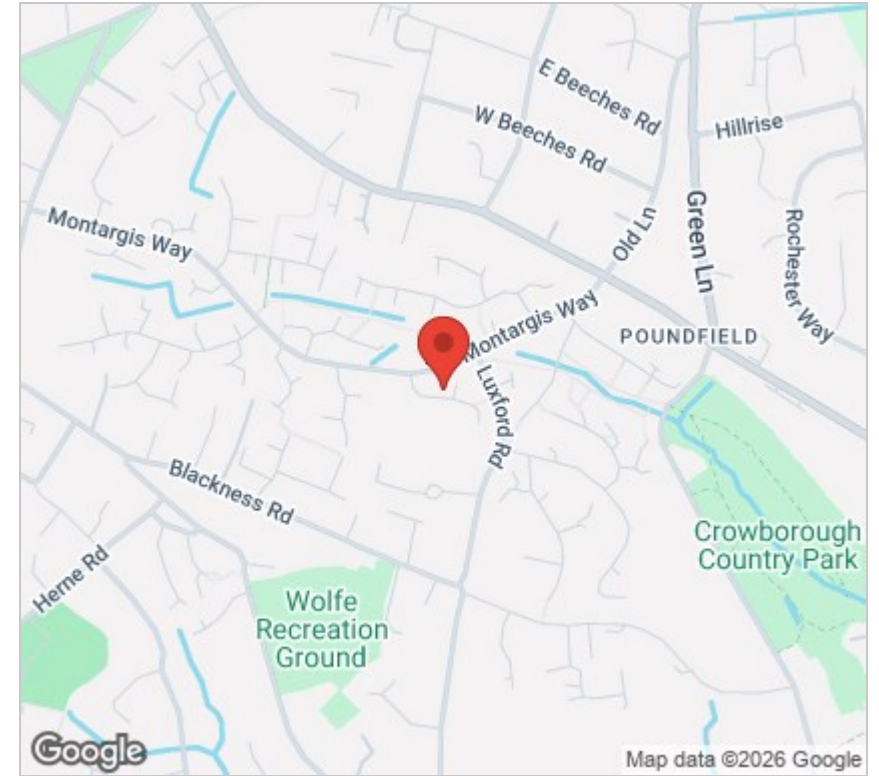
### Booker Close, Crowborough, TN6

Gross internal floor area (approx):  
138m<sup>2</sup> | 1490 ft<sup>2</sup>

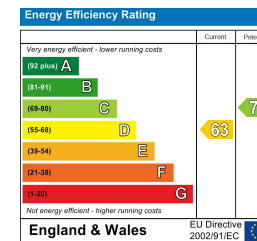


FLOOR PLAN PRODUCED IN ACCORDANCE WITH RICS PROPERTY MEASUREMENT 27<sup>TH</sup> EDITION, ASSEMBLED FOR BANFIELD ESTATE AGENTS LTD. © NARAIC.CO.UK 2023

## 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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