



**Silver Birches Kings Chase, Crowborough, TN6 1RQ**

**£750,000**

**MANSELL  
McTAGGART**  
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# Silver Birches Kings Chase

An extremely spacious and highly versatile 3 bedroom (2 bath/shower rooms) detached home occupying generous sized gardens and grounds extending to  $\frac{1}{4}$  acre beautifully positioned at the end of this quiet cul-de-sac on the edge of the Ashdown Forest.

Council Tax band: G

Tenure: Freehold

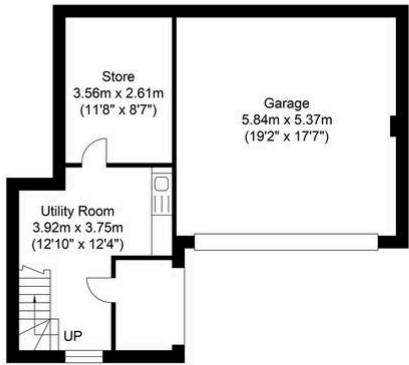
- Extremely spacious and highly versatile 3 bedroom (2 bath/shower rooms) detached home with large and secluded gardens
- Highly desirable and peaceful cul-de-sac on edge of the Ashdown Forest forming the Warren Area
- Large triple aspect sitting/dining room with wood burner and glazed doors opening to the gardens
- Gardens and grounds extending to  $\frac{1}{4}$  acre
- Modern re-fitted kitchen/breakfast room with integrated fridge/freezer and dishwasher
- Master bedroom with extensive built-in wardrobes and en-suite
- Lower ground floor utility room and store room with integral double garage (scope to provide home office/annex potential)
- Short walk of town centre, Ashdown Forest and a regarded primary school



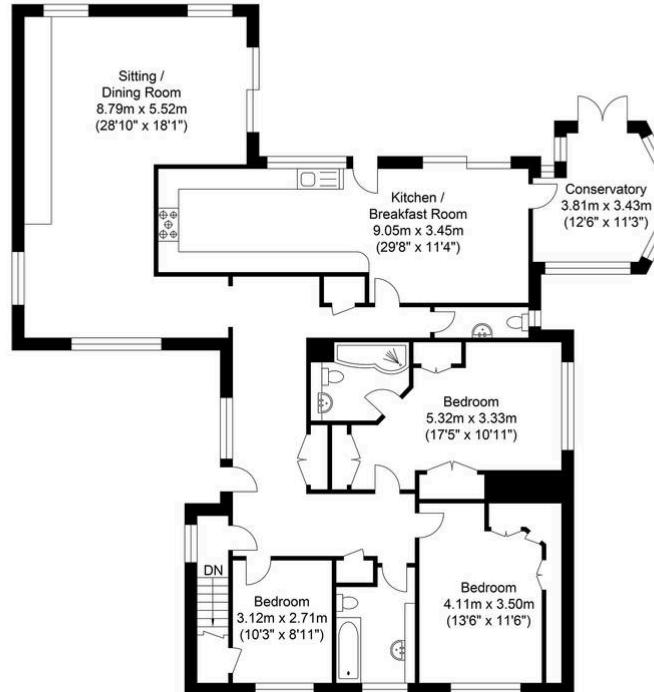


## Silver Birches, Kings Chase

The gardens and grounds provide a stunning outlook with a sheltered paved patio adjoining the rear of the house the remainder laid to lawn interspersed and flanked with a wide variety of mature shrubs and trees, the whole offering a good degree of peace and seclusion. The gardens are enclosed by natural hedging and close board fencing. This fabulous home provides generously proportioned accommodation extending to 2,447 sq ft and which comprises in brief on the ground floor a large reception hall, a cloakroom, a wonderful triple aspect sitting/dining room with wood burner, Oak flooring and glazed doors opening to the gardens, a modern re-fitted kitchen/breakfast room with built-in dishwasher and tall standing fridge/freezer, a conservatory, a large master bedroom with extensive built-in wardrobes and en-suite, two further bedrooms and a family bathroom. From the reception hall a door and staircase descend to a spacious utility room, a large store room and the integral double garage which could be converted to provide a games room or self-contained annex if required. Outside, the house is approached via a private driveway providing parking for numerous vehicles and flanked by an area of front garden laid to lawn. Steps ascend top the covered entrance and the front door. EPC Band E.



Lower Ground Floor  
Approximate Floor Area  
650 sq ft  
(60.38 sq m)



Ground Floor  
Approximate Floor Area  
1799 sq ft  
(167.13 sq m)

Approximate Gross Internal Area (Including Garage) = 227.51 sq m / 2448.89 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Crowborough

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