



**Connells**

Pochard Gardens  
Crowborough



## Property Description

The property opens with a spacious hallway. Off the hallway, you will find a good size study, a separated toilet and the large separate living room. The hallway leads into the impressive open plan kitchen. The kitchen comes equipped with integrated appliances fitted to a high specification. The utility room can be found just off the kitchen. The kitchen is a fantastic size and with the bi-folding doors out to the garden, the room is always light and airy.

The first floor consists of 4 stunning double bedrooms. The master bedroom comes with a spacious built-in wardrobe and smart ensuite. There are two further double bedrooms with fitted wardrobes, and a fourth double bedroom. These three bedrooms benefit from a large family bathroom.

To the front of the property there is a brick paved driveway with room for 3 cars. The driveway leads up to the garage, which comes fully connected with light and power connections. The garage also benefits from extensive eave storage, meaning there is plenty of space available in the garage to be used as a gym or home office. The garden to the rear of the property has been beautiful landscaped at great cost to the vendor. The flagstone patio leading off from the bi-fold kitchen doors surrounded by shrubs and flowers make for a perfect and beautiful entertaining/dining space all year round. There is a good sized lawned area flanked by mature shrubs and trees. With the whole garden enclosed, the property has a great deal of privacy.

## Ground Floor

### Kitchen/Dining Room

27' 5" x 10' 1" ( 8.36m x 3.07m )

### Living Room

11' 1" x 17' 3" ( 3.38m x 5.26m )

### Study

8' 2" x 8' 2" ( 2.49m x 2.49m )

### Utility Room

8' 5" x 5' 5" ( 2.57m x 1.65m )

## First Floor

## Landing

### Bedroom 1

Irregular Shaped Room 12' 4" x 12' 7" ( 3.76m x 3.84m )

### Bedroom 2

11' 4" x 12' 7" ( 3.45m x 3.84m )

### Bedroom 3

9' 1" x 13' 1" ( 2.77m x 3.99m )

### Bedroom 4

9' 8" x 15' 4" ( 2.95m x 4.67m )

### Garage

10' 4" x 23' 6" ( 3.15m x 7.16m )

## Additional Information

Crowborough High Street is just a short walk from your front door, placing all the everyday essentials within easy reach, whether it's a workout at the gym, a round of golf, coffee with friends, the school run or the weekly shop.

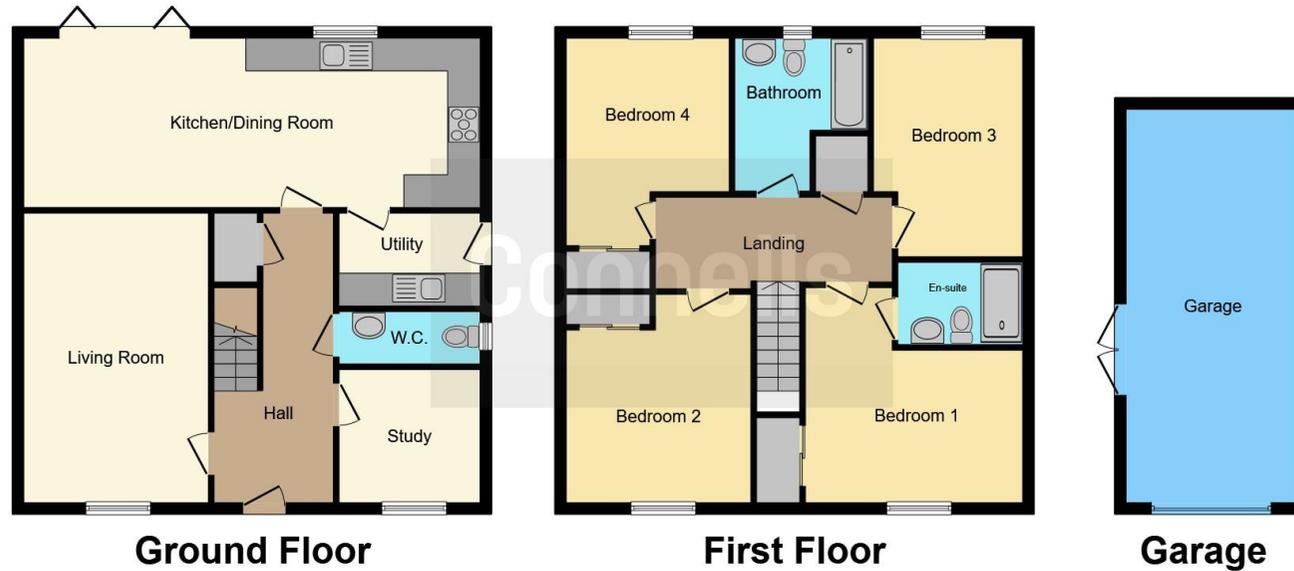
It is also very easy to travel by road from Crowborough, with the A26 running through the centre of the town, then following a direct route north to Royal Tunbridge Wells and south to Lewes.

Nestled among lush green leaves upon the roof of the High Weald Area of Outstanding Natural Beauty is the market town of Crowborough. Its picturesque streets are lined with Tudor beams and Edwardian bay windows, interspersed with an abundance of green open spaces.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01892 547 966**  
**E [tunbridgewells@connells.co.uk](mailto:tunbridgewells@connells.co.uk)**

5 Vale Road  
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: B    Council Tax  
 Band: F

Tenure: Freehold

**view this property online [connells.co.uk/Property/TWL405982](http://connells.co.uk/Property/TWL405982)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: TWL405982 - 0008