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# Simons Close, Crowborough, TN6 2XU

Guide Price £475,000

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GUIDE PRICE £475,000 - £500,000

**Spacious 4-Bedroom Detached Family Home in Prime Location**  
This attractive four-bedroom detached home offers a wonderful balance of space, comfort, and flexibility – perfect for modern family living. The open-plan living and dining area creates a light-filled, versatile space ideal for everyday life and entertaining, while a separate ground floor study provides a quiet spot for working from home or focused study.

Upstairs, the sense of space continues with three generously sized double bedrooms, a fourth single bedroom, and a stylish modern family bathroom.

The property also benefits from a private garage and off-road parking, offering plenty of room for vehicles. Situated in a highly sought-after location, it's just a short walk to local schools, shops, and everyday amenities – making it a superb choice for families.

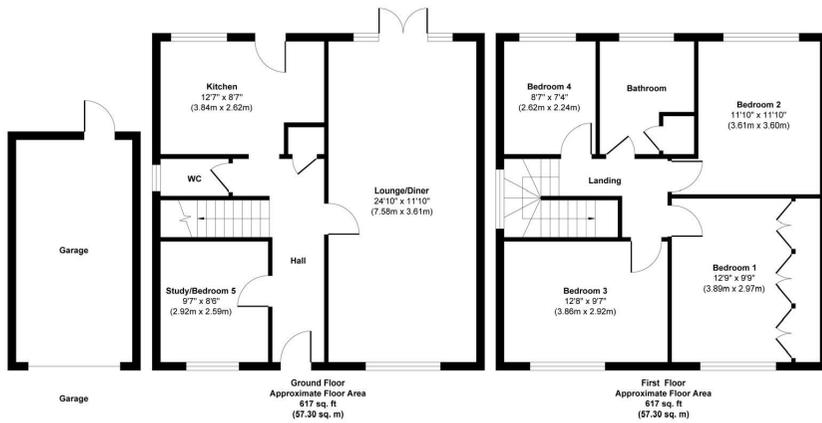
A fantastic opportunity to secure a well-presented home in a desirable setting. Early viewing is recommended.

PLEASE QUOTE REFERENCE MP1230 ON ALL ENQUIRIES

**Important Information on Anti-Money Laundering Check**  
We are required by law to conduct Anti-Money Laundering checks on all parties involved in the sale or purchase of a property. We take the responsibility of this seriously in line with HMRC guidance in ensuring the accuracy and continuous monitoring of these checks. Our compliance partner, Move Butler, will carry out the initial checks on our behalf. They will contact you and where possible, a biometric check will be sent to you electronically only once your offer has been accepted.

As an applicant, you will be charged a non-refundable fee of £30 (inclusive of VAT) per buyer for these checks. The fee covers data collection, manual checking, and monitoring. You will need to pay this amount directly to Move Butler and complete all Anti-Money Laundering checks before your offer can be formally accepted.





Approx. Gross Internal Floor Area 1234 sq. ft / 114.60 sq. m (Excluding Garage)  
Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

- QUOTE REF - MP1230
- GUIDE PRICE £475,000 - £500,000
- Spacious open-plan living and dining area
- Separate study – ideal for home working
- Three double bedrooms and one single
- Modern family bathroom
- Private garage and off-road parking
- Well-presented throughout
- Sought-after residential location
- Close to schools, shops, and local amenities

