



Guide Price
£475,000

Freehold

4x  2x  2x 

**Montargis Way,
Crowborough, East
Sussex, TN6**

OVER 60?

Secure this property
for up to **59% less!**

cubitt & west
Helping you move forwards



Main features

- Spacious modern living
- Great size rear garden with 2 ponds
- Off road parking with a single garage
- Positioned in a quiet cul- de- sac
- Premier location close to amenities

Accommodation

SPLIT LEVEL GROUND FLOOR

Entrance Hall

Study: 10'0 x 8'1 (3.05m x 2.47m)

Lounge: 16'3 x 15'6 (4.96m x 4.73m)

Kitchen: 13'0 x 8'10 (3.97m x 2.69m)

Cloakroom

Dining Area: 11'10 x 8'11 (3.61m x 2.72m)

SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 1: 13'0 x 10'4 (3.97m x 3.15m)

En Suite

Bedroom 2: 12'8 x 9'10 (3.86m x 3.00m)

Bedroom 3: 9'0 x 8'2 (2.75m x 2.49m)

Bathroom

Bedroom 4: 9'11 x 8'2 (3.02m x 2.49m)

OUTSIDE

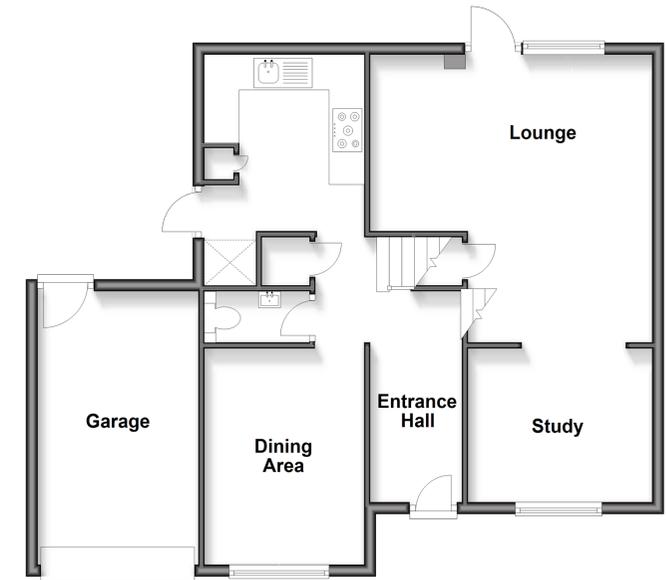
Front and Rear Garden

Single Garage

Driveway

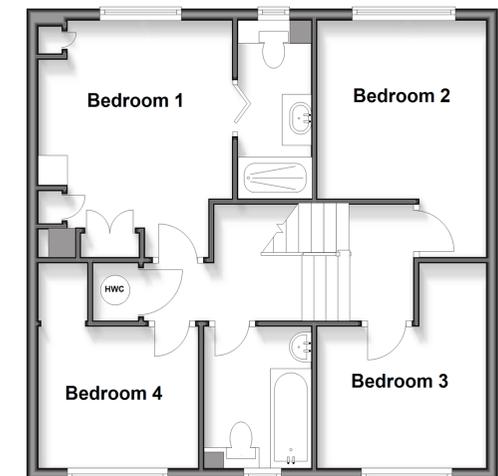
Split Level Ground Floor

Approx. 74.0 sq. metres (796.5 sq. feet)



Split Level First Floor

Approx. 57.9 sq. metres (623.7 sq. feet)



Call Crowborough - 01892 613361 ■ cubittandwest.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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