



**SUIRVALE, LONDON ROAD**

**CROWBOROUGH - £495,000**



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*

Suirvale, London Road, Crowborough, TN6 2TX

Entrance Hall - Cloakroom - Sitting Room - Kitchen/Diner  
- Utility Area - Integral Single Garage - First Floor Landing  
- Four Bedrooms - En Suite Wet Room - Family Bathroom  
- Off Road Parking - Front & Rear Gardens

Situated within easy reach of the town centre, this spacious four-bedroom detached family home occupies a generous plot and offers excellent potential for extension, subject to the necessary planning consents. The property would benefit from a programme of modernisation and refurbishment, presenting an ideal opportunity for buyers to create a home tailored to their own tastes and requirements. It already benefits from double glazing and a modern gas-fired central heating boiler. Externally, the property enjoys surrounding gardens, a private driveway, and a single garage. Offered for sale with no onward chain, this is a fantastic opportunity that is likely to attract strong interest. Early viewing is highly recommended to avoid disappointment.

UPVC front door opens into:

**ENTRANCE HALL:**

Laminate flooring, stairs to first floor and window to front.

**CLOAKROOM:**

Dual flush low level WC, pedestal wash basin, laminate flooring and obscured window to front.

**SITTING ROOM:**

Feature fireplace with wood mantle, tiled cheeks, surround and hearth. Fitted glass display cabinet with storage under, window to rear and double doors opening to rear patio.

**KITCHEN/DINER:**

Range of wall and base units with worktops/splashbacks over and one and half bowl stainless steel sink with mixer tap. Integrated five ring gas hob with extractor fan over, eye level twin oven and recess housing Viessman gas boiler. Carpet as fitted, radiator, windows to front and rear and external door to side return.

**UTILITY AREA:**

Range of wall and base units, space for washing machine and tumble dryer and glass panelled door to rear garden.



#### INTEGRAL GARAGE:

Up/over door provides access into a garage with electricity/gas meters, consumer unit and further utility area with sink and base units along with space for white goods.

#### FIRST FLOOR LANDING:

Loft access and carpet as fitted.

#### BEDROOM:

Wardrobe cupboards, carpet as fitted, radiator, windows to front and side and door into:

#### EN SUITE WET ROOM:

Integrated shower with tiled surrounds, WC, vanity wash basin and obscured window to side.

#### BEDROOM:

Carpet as fitted, radiator and window to rear.

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Carpet as fitted, radiator and window to rear.

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Cupboard, carpet as fitted, radiator and window to front.

#### FAMILY BATHROOM:

Panelled bath with shower attachment over and tiled surrounds, WC and pedestal wash basin. Radiator and obscured window to rear.

#### OUTSIDE FRONT:

Pea shingled drive leads to the garage with the remainder of the front garden being mostly laid to lawn with hedge borders.

#### OUTSIDE REAR:

Patio adjacent to the property, timber summerhouse and an expanse of lawn with various areas of established planting.

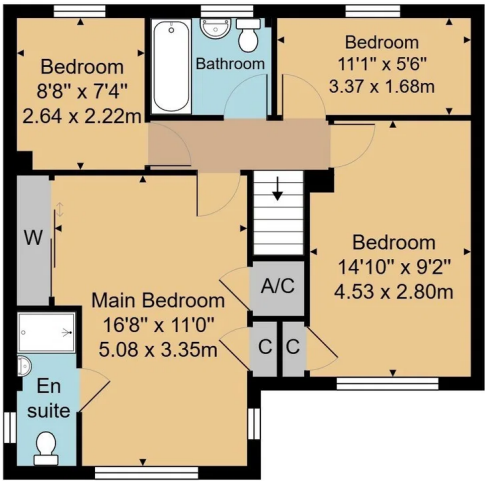


TENURE:  
Freehold

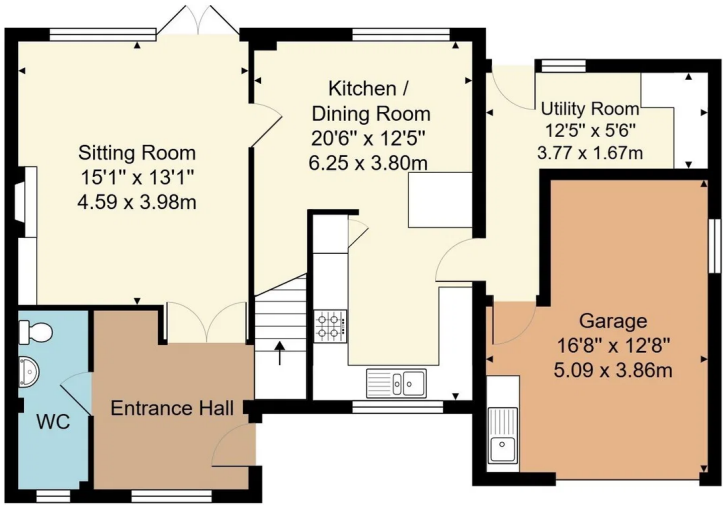
COUNCIL TAX BAND:  
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VIEWING:  
By appointment with Wood & Pilcher Crowborough on  
01892 665666

ADDITIONAL INFORMATION:  
Broadband Coverage search Ofcom checker  
Mobile Phone Coverage search Ofcom checker  
Flood Risk - Check flooding history of a property England  
- [www.gov.uk](http://www.gov.uk)  
Services - Mains Water, Gas, Electricity & Drainage  
Heating – Gas Central Heating



First Floor



Ground Floor

House Approx. Gross Internal Area 1299 sq. ft / 120.6 sq. m  
Approx. Gross Internal Area (Incl. Garage) 1501 sq. ft / 139.5 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



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