



PAYNE CLOSE

CROWBOROUGH - GUIDE PRICE: £450,000 - £465,000



WOOD & PILCHER

Sales, Lettings, Land & New Homes

18 Payne Close, Crowborough, TN6 2FH

Entrance Hall - Downstairs Cloakroom - Kitchen/Dining Room - Sitting Room - Four Bedrooms - Two En Suite Shower Rooms - Family Bathroom - Attractive Front & Rear Gardens - Off Road Parking - Single Garage

Tucked away within a private cul-de-sac and bordering attractive woodland, this beautifully presented and well maintained mid-terrace family home enjoys access to scenic countryside walks. The property features well-kept front and rear gardens and offers spacious, light-filled accommodation. The ground floor comprises a welcoming entrance hall, convenient downstairs cloakroom, and a bright sitting room with French doors opening onto the rear garden. The recently refitted kitchen/dining room is well equipped with many of the usual appliances and provides ample space for family dining and entertaining. On the first floor, there are four bedrooms, including two generous double bedrooms with fitted wardrobes and en suite shower rooms. A modern family bathroom serves the remaining bedrooms. Outside, the front of the property offers a low-maintenance shingle garden and a herringbone brick block driveway leading to the single garage. The enclosed rear garden enjoys a woodland backdrop and features a large patio area, mature planting, and a lawn bordered by fencing. Residents of the development also benefit from access to a communal woodland area and a children's play park.

COVERED ENTRANCE PORCH: Outside lighting and obscured glass panelled composite front door into:

ENTRANCE HALL: Herringbone flooring, radiator, stairs to first floor, cupboard housing Gloworm gas boiler and understairs storage cupboard.

DOWNSTAIRS CLOAKROOM: Dual flush low level WC and pedestal wash basin. Hidden consumer unit, radiator, herringbone flooring, extractor fan and obscured window to side.

KITCHEN/DINING ROOM:

Kitchen Area: Range of modern wall and base units with Dekton worktops and splashbacks throughout, incorporating a one and half bowl composite sink. Appliances include a built in double oven with grill, five ring induction hob with extractor fan over, integrated dishwasher and integrated fridge/freezer. Tiled flooring and box bay window to front.



Dining Area:
Space for dining furniture, wall units with composite worktops and radiator.

SITTING ROOM: Space for sofa seating, radiator, herringbone flooring and French doors opening to rear patio and garden beyond.

FIRST FLOOR LANDING: Cupboard housing Megaflow hot water tank, loft access, radiator and carpet as fitted.

BEDROOM: Wardrobe cupboards, radiator, carpet as fitted, window to front and door into:

EN SUITE SHOWER ROOM: Enclosed shower cubicle, dual flush low level WC, pedestal wash basin and ladder style heated towel rail. Shaver points, vinyl flooring and obscured window to rear.

BEDROOM: Wardrobe cupboard, radiator, carpet as fitted, window to front and door into:

EN SUITE SHOWER ROOM: Shower cubicle, dual flush low level WC, pedestal wash basin, heated towel rail and obscured window to side.

BEDROOM: Radiator, carpet as fitted and window to rear.

BEDROOM: Worktops with space for washing machine and tumble dryer below, radiator, carpet as fitted and window to rear with woodland views.

FAMILY BATHROOM: Panelled bath with tiled surrounds, dual flush low level wc and pedestal wash basin. Ladder style heated towel rail and tiled flooring.

OUTSIDE FRONT: Herringbone brick block driveway approaches a single garage comprising a range of wall and base units, concrete floor, power points, strip lighting, window and door to rear garden and accessed by an up/over door. Area of low maintenance shingle area of garden and path to front door.

OUTSIDE REAR: Enjoying a pleasant woodland outlook and comprising a large Indian stone paved patio adjacent to the property. The remainder of the garden is laid to lawn with an array of attractive plants to include an Acer and Camelia all enclosed by fence borders.



TENURE:
Freehold

COUNCIL TAX BAND:
E

VIEWINGS:
By appointment with Wood & Pilcher on 01892 665666

AGENTS NOTE:
An annual charge of £210.00 is payable to Payne Close Residents Ltd to cover costs relating to the maintenance of all the communal areas. We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

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
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas Heating

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.



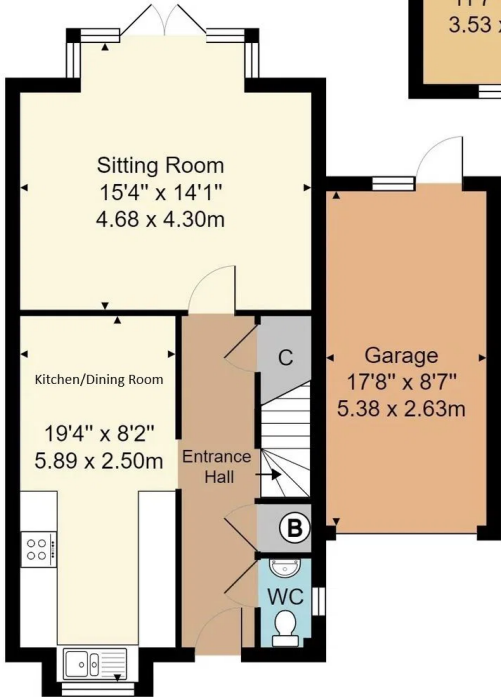
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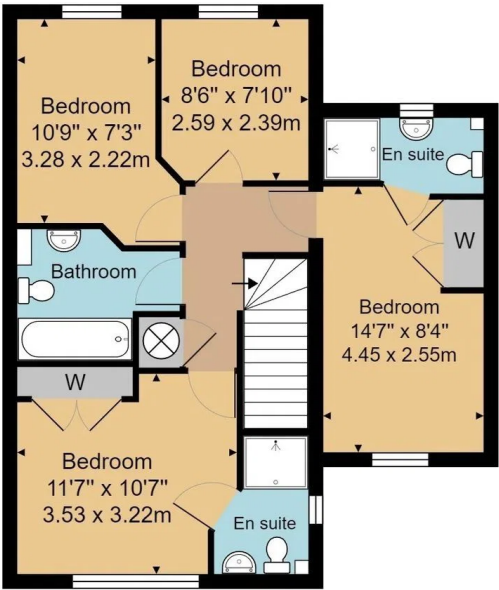


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Current: 78 C, Potential: 89 B



Ground Floor



First Floor

Approx. Gross Internal Area
1256 ft² ... 116.7 m²
(Incl. Garage)

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.