



GOLDSMITHS AVENUE

CROWBOROUGH - £785,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

Portland House, Goldsmiths Avenue, Crowborough,
TN6 1RH

Entrance Porch - Entrance Hall - Kitchen/Dining Room
Utility Room - Downstairs Cloakroom - Sitting Room
Reception Room - Study - First Floor Landing - Four
Bedrooms - Large En-Suite Bathroom - En-Suite Shower
Room - Family Shower Room - Attractive Wraparound
Gardens - Driveway - Single Garage

From the useful internal porch, you step into the welcoming entrance hall with its striking parquet flooring. There is a useful downstairs cloakroom and built in, understairs storage. On your left is the kitchen/dining room with smart tiled flooring and dual aspect feature with French doors onto the garden and underfloor heating. The room is full of light and easily has space for a large table and chairs. The kitchen itself has an array of fitted cream cabinets with attractive solid wood worksurfaces. There is a fitted range oven with electric hobs and extractor fan, slim wine fridge, dishwasher and space for an American sized Fridge/Freezer. From the kitchen is a useful utility room with further worksurfaces and cabinets, a fitted microwave, second sink and door to the garden. The light and airy living room is a fantastic size and spans the entire depth of the house, therefore enjoying a dual aspect feature. It has fitted carpets, feature fireplace, feature arch to further seating area and French doors onto the garden. From the sitting room is the useful downstairs study with views to the garden and space for a desk and shelving. A further reception room completes the ground floor and has a dual aspect feature and door to the garden. It could lend itself as a guest bedroom or children's play room amongst other possible uses. On the first floor, from the spacious first floor landing are the four bedrooms and family bathroom. The main bedroom is a spacious double room with ample space for wardrobes and with views to the garden. It has a large en-suite with striking stone feature walls, wide walk in shower, stand alone roll top bath, WC and wash basin. Bedrooms two and three are further spacious double rooms and both have fitted wardrobes with the second bedroom also having an en-suite shower room. The fourth bedroom is another good sized double room and is situated at the front of the house.





The first floor is served by a modern family shower room with wide walk-in shower, WC, wash basin and heated towel rail. Outside, the house benefits from established wrap around gardens. At the rear is a full width decking, ideal for dining or entertaining. A spacious lawn wraps around the garden and there are numerous mature plants shrubs and trees adding to the greenery whilst giving privacy and seclusion. There is a useful fitted garden store which houses the boiler and has a supply of power. At the front of the house is another well maintained mature lawn, with pathways, mature plants and shrubs along with a driveway and single garage.

Upvc front door into internal entrance porch.

ENTRANCE PORCH:

Tiled flooring, space for coats and shoes and door into entrance hall.

ENTRANCE HALL:

A light and airy hall with attractive parquet flooring, fitted under stairs storage, radiator and burglar alarm controls.

KITCHEN/DINING ROOM:

Ample fitted low and high cabinets with solid wood work surfaces and sink/drain. Fitted range oven with five ring hob and extractor, fitted dishwasher, fitted slim wine fridge and space for American style fridge/freezer. Space for large table and chairs, travertine tiled flooring with under floor heating, light and airy with dual aspect and French doors to garden.

UTILITY ROOM:

Further fitted storage and work surfaces with second sink and drainer. Fitted microwave, space for washing machine and tumble dryer and door to garden.

DOWNSTAIRS CLOAKROOM:

WC, wash basin with storage, mirrored cabinet, tiled flooring, radiator and wide frosted window to rear.

SITTING ROOM:

A light and airy room with feature fireplace, two radiators and carpeted. Dual aspect with window to front and French doors to rear garden.

STUDY:

Space for desk and shelving, laminate wood effect flooring, radiator, light and airy with wide window to rear with views of garden.

RECEPTION ROOM:

Providing versatile accommodation with wood effect laminate flooring, radiator, window to front and French doors to garden.

Carpeted stairs to first floor landing.

FIRST FLOOR LANDING:

Fitted airing cupboard with water tank, loft access, carpeted and light and airy with window to front.

MAIN BEDROOM:

Large double bedroom with space for wide wardrobes. Carpeted, radiator, light and airy with window to rear garden and door into en-suite bathroom.

EN SUITE BATHROOM:

Luxurious roll top bath, wide walk in shower with rain head and secondary attachment, WC, wash basin and shaver points. Victorian style heated towel rail, feature stone effect walls, wood effect flooring and frosted window to rear.

BEDROOM:

A light and airy, spacious double room with fitted wardrobes. Carpeted, two radiators, two wide windows to front and access to en-suite shower room.

EN SUITE SHOWER ROOM:

Walk in shower, WC and wash basin. Wood effect flooring, part tiled walls and extractor fan.

BEDROOM:

A light and airy, spacious double room with fitted wardrobes, desk/dressing table. Thick carpets, radiator and wide window to front.

BEDROOM:

A light and airy, spacious double room with ample space for bedroom furniture. Carpeted, radiator and wide window to rear.

FAMILY SHOWER ROOM:

Wide walk in shower with rain head and secondary attachment, WC and wash basin. Heated towel rail, fitted towel shelving, wood effect flooring and wide frosted window to front.

OUTSIDE REAR:

Flat and spacious wrap around lawn with full width decking to rear and a wealth of established trees, plants, shrubs and hedgerows. Fitted garden store room with power and boiler, outside lighting and power points and access both sides to front of the house.

OUTSIDE FRONT:

Walled front garden with mature lawns, established plants, trees and shrubs. Hardstanding driveway with single garage and off-road parking.

SITUATION:

Crowborough, the largest and highest inland town in East Sussex, is nestled within the picturesque High Weald Area of Outstanding Natural Beauty and borders the Ashdown Forest. The town centre has a charming atmosphere, offering a wide variety of supermarkets, independent shops, restaurants, and cafes. The area boasts an excellent range of schooling, alongside the Crowborough Leisure Centre, which features a swimming pool, gym, sports hall, and a children's playground. The town is well-connected with a mainline railway station offering services to London, as well as a good selection of bus routes. Crowborough also offers plenty of attractions, including nature reserves, sports facilities, playgrounds, a thriving arts scene, and various annual events. To the west, you'll find Ashdown Forest, renowned for inspiring A. A. Milne's Winnie the Pooh.



The forest provides an excellent setting for walking, horse riding, and enjoying breathtaking views of the Sussex countryside. The spa town of Royal Tunbridge Wells, located about eight miles to the north, offers a mainline railway station, a wide range of schools, and a diverse mix of shops, restaurants, and cafes, particularly in the historic Pantiles and Old High Street areas.

TENURE:
Freehold

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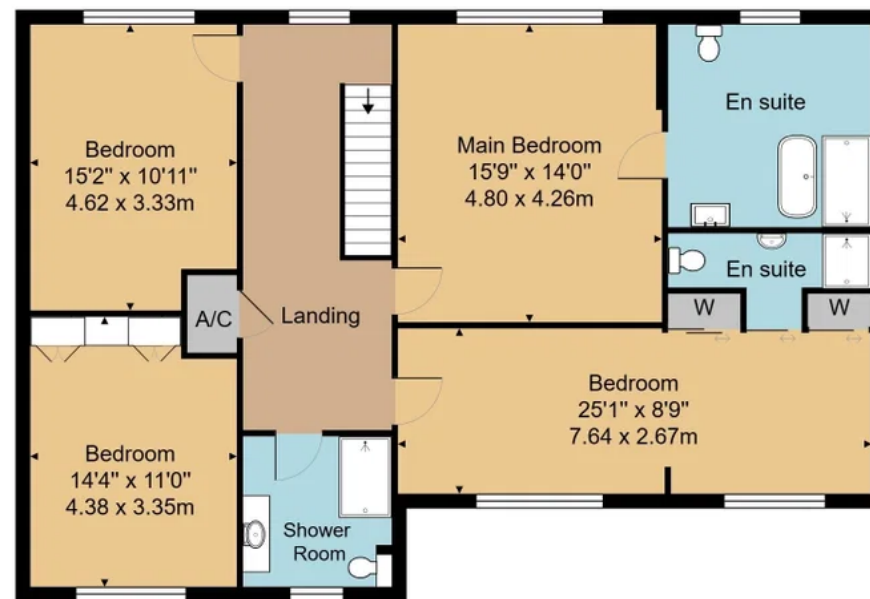
VIEWINGS:
By appointment with Wood & Pilcher Crowborough
01892 665666

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

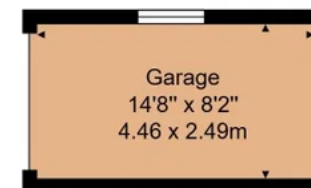




Ground Floor



First Floor



House Approx. Gross Internal Area 2369 sq. ft / 220.1 sq. m
 Garage Approx. Internal Area 120 sq. ft / 11.1 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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