



GOLDSMITHS AVENUE

Crowborough - £1,000,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

The Pines, Goldsmiths Avenue, Crowborough, TN6 1RH

Entrance Hall - Cloakroom - Study - Family Room - Sitting Room - Kitchen/Dining Room - Utility Room - Five Bedrooms - Two En Suite Shower Rooms - Bathroom - Off Road Parking - Carport - Rear Garden

Set back from the road behind a gated, block paved driveway is this attractive, five double bedroom family home. You step into a spacious entrance hall with access to each of the downstairs rooms. The ground floor comprises of three reception rooms to include a triple aspect sitting room, family room and study. There is a lovely, well presented kitchen/dining room, separate utility room and downstairs cloakroom completing the ground floor accommodation. The kitchen/dining room is without a doubt the focal point of the home with integrated appliances, granite worksurfaces and ample fitted cabinets. It also has a central island with space for breakfast bar stools, space for a large table and chairs along with French doors onto the garden. Upstairs are five double bedrooms and family bathroom, all accessed from an extensive galleried landing. Each of the bedrooms are generous sized double rooms with the master bedroom and second bedroom both benefiting from en-suite shower rooms. The further three bedrooms are served by a well presented family bathroom. Outside, a patio runs the full width of the house and has a spacious lawn beyond. There is a useful storage room with power and light along with secure gated access at each side of the house. At the front is a block-paved driveway and car port with a five bar gate adding security.

ENTRANCE HALL:

Spacious and welcoming entrance hall with under stair and walk-in storage cupboards and floor to ceiling window.

CLOAKROOM:

WC, wash basin, part tiled walls, tiled flooring and window.





STUDY:

Potential additional bedroom with a fitted desk, wood effect flooring and wide window.

FAMILY ROOM:

A light and airy room with ample space for sofa seating, plenty of built-in storage and bay window.

SITTING ROOM:

A triple aspect room with space for large sofas, wood effect flooring, radiator and double doors to the patio and garden.

KITCHEN/DINING ROOM:

Plenty of high and low cabinets, granite worksurfaces and one and half sink. Integrated appliances to include a fan oven with gas hob, microwave, dishwasher and fridge/freezer. Central island with further worksurface space and storage with room for breakfast bar stools, space for a large table and chairs and French doors to garden.

UTILITY ROOM:

Additional sink and drainer, space and plumbing for a washing machine and tumble dryer. Further cabinets and worksurfaces and door to garden.

LANDING:

Loft access, large linen cupboard, carpeted flooring and floor to ceiling window.

BEDROOM:

Spacious double bedroom with ample built-in wardrobes, space for further bedroom furniture, carpeted flooring, radiator and window.

EN SUITE SHOWER ROOM:

Well-presented comprising a white suite with walk-in shower, WC and wash basin. Part tiled walls, tiled flooring and window.

BEDROOM:

Double bedroom with fitted double wardrobe, carpeted floors, radiator and window with views to garden.

EN SUITE SHOWER ROOM:

Double width shower, WC and washbasin, chrome heated towel rail, part tiled walls, tiled flooring and window.

BEDROOM:

A light and airy double bedroom with built-in double wardrobes, space for further bedroom furniture, carpeted flooring, radiator and window.

BEDROOM:

Double bedroom with space for bedroom furniture, carpeted flooring, radiator and window.

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Double bedroom with space for bedroom furniture, carpeted flooring, radiator and window.

BATHROOM:

Well presented white suite to include a double ended bath, double width walk-in shower, WC and washbasin. Chrome heated towel rail, part tiled walls, tiled flooring and frosted window.

OUTSIDE REAR:

Spacious full width patio with large lawn behind, mature shrubs, plants and trees. Gated access to each side, access to storage cupboard with power.

OUTSIDE FRONT:

Five bar gate, spacious block paved driveway and car port.

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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VIEWING:

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

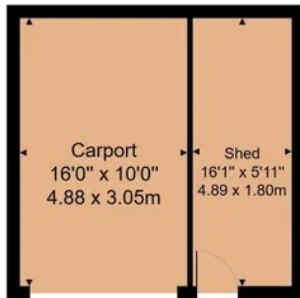
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating

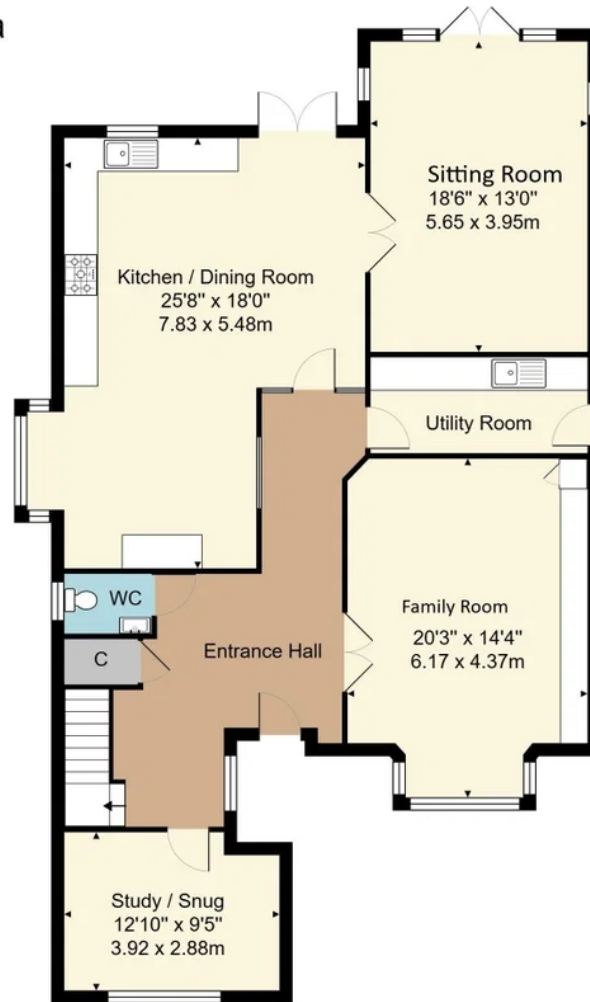


House Approx. Gross Internal Area
2783 sq. ft / 258.5 sq. m

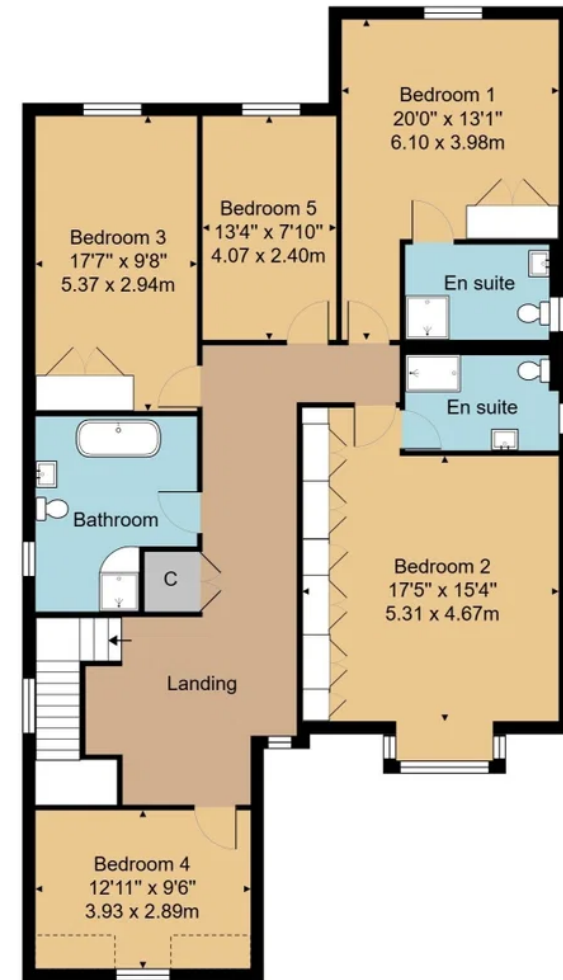
Outbuilding Approx. Internal Area
260 sq. ft / 24.2 sq. m



Outbuilding



Ground Floor



First Floor

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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