



Crown Wood

Forest Row - Offers Over: £500,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

8 Crown Wood, Forest Row, RH18 5FW

Entrance Hall - WC - Kitchen - Sitting/Dining - Room
Three Bedrooms - En Suite Shower Room - Bathroom
Rear Garden - Off Road Parking

Set back from the road behind mature hedgerows and a residents gated entrance is this fantastic family home, built in 2014. You step into a spacious carpeted entrance hall with a useful downstairs cloakroom to your right. On your left, a modern kitchen with wide window allows plenty of natural light. It has ample solid cabinets with lovely contrasting granite worksurfaces. Integrated appliances include a Bosch fan oven, Bosch gas hob with extractor hood, dishwasher and tall fridge/freezer. The kitchen has space for a free-standing washing machine along with a small table and chairs. At the rear of the ground floor is the spacious sitting/dining room. It is a well proportioned room with French doors leading onto the garden and offering attractive leafy views. It has space for large sofas, a dining table and chairs and also benefits from a deep, fitted cupboard. Carpeted stairs take you to the first floor landing where there is a fitted airing cupboard and loft access. The master bedroom is at the rear of the house and enjoys leafy views beyond the garden. It has generous space for a double bed along with further bedroom furniture and a fitted, double wardrobe. The en-suite is well presented with a walk-in shower, WC, wash basin, radiator, extractor fan and fully tiled walls. Bedroom two is another double bedroom with the third bedroom being a single bedroom or home office. The family bathroom completes the first floor and is well presented and comprises a bath with shower over, WC, wash basin with storage, radiator, extractor fan and frosted window. Outside is a lovely Indian sandstone patio with lawn behind. There is a tiled roof storage building with power and heating along with a garden office, also with power and with Balua wood decking. The garden has mature shrubs and planting along with outside lighting and gated side access. At the front of the house is an outside tap, two parking spaces along with additional visitors parking spaces.

ENTRANCE HALL:

Burglar alarm panel, carpeted and radiator.

CLOAKROOM:

WC, wash basin, tiled floor, fully tiled walls, radiator and frosted window.



SITTING/DININ ROOM:

A light an airy room with generous room proportions and space for large sofas and table and chairs. Under stairs cupboard, carpeted, two radiators, window and French doors to garden.

KITCHEN:

Painted high and low cabinets with granite work surfaces and one and half sink. Appliances include a fitted fan oven, gas hob with extractor fan, dishwasher, tall fridge/freezer and space for a freestanding washing machine. Enclosed gas boiler, tiled flooring, radiator and wide window.

FIRST FLOOR LANDING:

Fitted airing cupboard, loft access, carpeted and radiator.

BEDROOM:

A double room with fitted wardrobe, carpeted, radiator and a wide window with lovely leafy outlook.

EN SUITE SHOWER ROOM:

Walk in shower with rain head attachment, WC, wash basin with storage beneath, fitted wall mirror and shaving point. Tiled floor and walls, radiator and extractor fan.

BEDROOM:

A light and airy double bedroom with space for bedroom furniture, radiator, carpeted and window.

BEDROOM:

A single bedroom or home office with space for bedroom furniture, radiator, carpeted and window.

BATHROOM:

Bath with shower over, WC, wash basin with storage beneath, fitted wall mirror and shaver point. Fully tiled walls and floors, radiator, extractor fan and frosted window.

OUTSIDE REAR:

Enjoying a leafy backdrop the garden benefits from an Indian sandstone patio, lawn beyond and a shed with power. To the rear of the garden is a cedar wood cladded home office with power and Balau wood decking. The garden is enclosed by secure fencing with mature Wysteria, outside lighting and gated side access.



OUTSIDE FRONT:
Outside tap and two allocated parking spaces.

TENURE:
Freehold

COUNCIL TAX BAND:
TBC

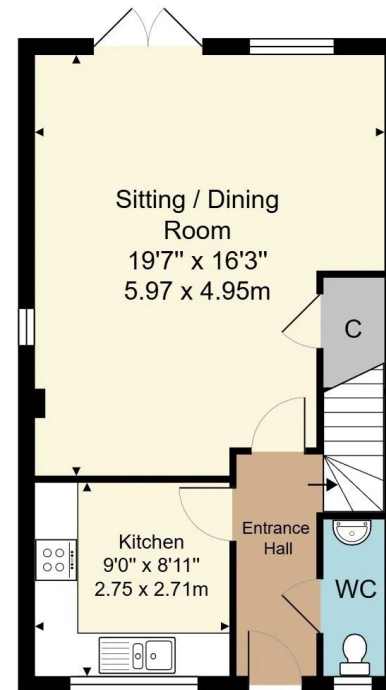
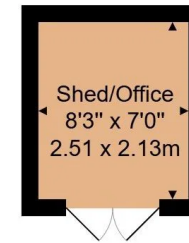
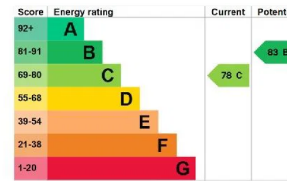
VIEWING:
By appointment with Wood & Pilcher Crowborough
01892 665666

ADDITIONAL INFORMATION:

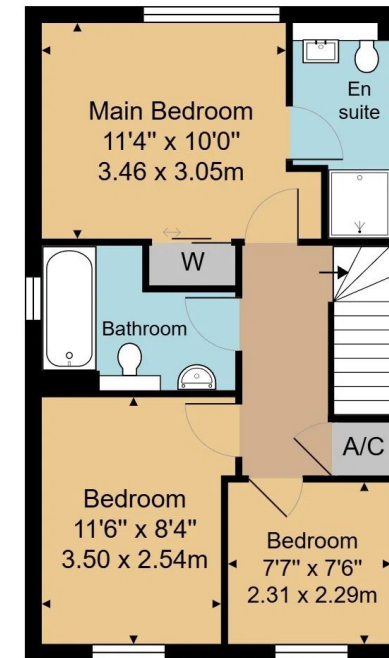
Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England
- www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas Central Heating

AGENTS NOTE:

Service charge for maintenance of road - currently
£70.00 per annum. We advise all interested purchasers
to contact their legal advisor and seek confirmation of
these figures prior to an exchange of contracts.



Ground Floor



First Floor

Approx. Gross Internal Area 938 ft² ... 87.2 m² (excluding shed/office)

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.



Sales, Lettings, Land & New Homes

Beacon Road, Crowborough,
East Sussex, TN6 1AL
Tel: 01892 665666

Email: crowborough@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH &
ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk

