

COOPERS WOOD

CROWBOROUGH - GUIDE PRICE: £475,000 - £495,000

WOOD & PILCHER
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21 Coopers Wood, Crowborough, TN6 1SW

Entrance Hall - Sitting Room/Dining Room - Kitchen Utility Room - Four Bedrooms - En Suite Shower Room Family Bathroom - Off Road Parking - Detached Double Garage - Front & Rear Gardens

Situated in a quiet cul-de-sac within the sought-after St Johns area of Crowborough, this good-sized detached bungalow offers an excellent opportunity for buyers looking to create a home tailored to their own tastes and requirements. The accommodation comprises a sitting/dining room, kitchen, spacious utility room, four bedrooms, en suite shower room and separate family bathroom. Outside, the property benefits from a long private driveway providing ample off-road parking, leading to a detached double garage. To the front, there is a patio area, whilst the rear garden is mainly laid to lawn and also benefits from a hardstanding area. Offered to the market with no onward chain, this property is ideal for those seeking a spacious single-storey home in a popular residential setting. An internal viewing is highly recommended to fully appreciate the space, potential and opportunity on offer.

Glass panelled entrance door opening into:

ENTRANCE HALL:
Double cupboard, further cupboard housing hot water tank, radiator and loft access via pull down ladder.

SITTING/DINING ROOM:
A good size room featuring a fireplace with tiled mantel surround and hearth. Carpet as fitted, two radiators, downlighters, floor to ceiling window to rear and additional window and UPVC door to rear.

KITCHEN:
Range of wall and base units with worktops over and incorporating a one and half bowl stainless steel sink with mixer tap. Rour ring gas hob with extractor fan over, eye level twin oven and space for dishwasher. Cupboard housing gas boiler, tiled flooring and door into utility room.







UTILITY ROOM:
Range of wall and base units with stainless steel sink and mixer tap, space for washing machine and tumble dryer. Strip lighting, tiled floor, window to rear and UPVC door opening to side return.

BEDROOM:
Wardrobe cupboards with sliding doors, window to front and door into:

EN SUITE SHOWER ROOM:
Tiled enclosure with electric Mira shower, dual flush low level WC and vanity wash basin with storage under. Mirrored wall, vinyl flooring, radiator and obscured window to side.

BEDROOM:
Wardrobe cupboards with sliding mirror fronted doors, carpet as fitted, radiator and window to front.

BEDROOM:
Open wardrobe recess, carpet as fitted, radiator and window to side.

BEDROOM/STUDY:
Carpet as fitted, ceiling lights, radiator and window to front.

FAMILY BATHROOM:
Panelled bath with tiled surrounds, dual flush low level WC, floor mounted bidet and vanity wash basin with mixer tap and storage under. Radiator, obscured window to side.

OUTSIDE:
The property is approached via a long tarmacadam driveway, providing off-road parking for several vehicles to the front of the bungalow. There is also a detached double garage with a pitched roof, twin up-and-over doors, strip lighting, electric points and a concrete floor. A patio area is situated to the front of the property, with a further patio to the side, alongside a garden shed. Access to the rear garden is available via timber gates to either side of the bungalow. The rear garden comprises an area of hardstanding, raised beds and a lawned area, all enclosed by established hedge borders.







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 and 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.

TENURE: Freehold

COUNCIL TAX BAND: E

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

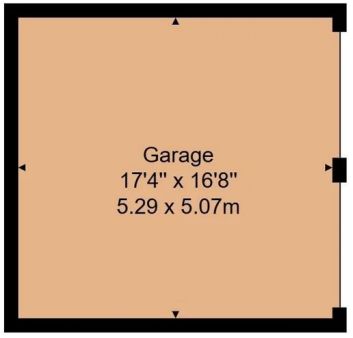
Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements 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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The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK







Bungalow Approx. Gross Internal Area
1245 sq. ft / 115.7 sq. m

Garage Approx. Internal Area
289 sq. ft / 26.8 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.