



ALDENE
CROWBOROUGH - £425,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

6 Aldene, Crowborough, TN6 3GN

Entrance Hall - Cloakroom - Kitchen/Dining Room
Sitting Room - Four Bedrooms - En Suite Bathroom
Family Bathroom - Rear Garden - Two Allocated Parking
Spaces

Set back from the road and accessed from a residents only driveway is this spacious, four bedroom family home. You step into a welcoming entrance hall with freshly laid carpets and useful downstairs cloakroom. On your left is the kitchen/dining room with tiled floor, underfloor heating and generous space for a table and chairs. The kitchen itself has an array of fitted cream cabinets and contrasting black granite worksurfaces. It has integrated appliances to include an oven and grill, gas hob with extractor fan, dishwasher, tall fridge/freezer and washing machine. At the rear of the ground floor is the newly carpeted sitting room with windows looking onto the garden and useful French doors opening onto the patio. It is a spacious room with plenty of space for large sofas and with an open chimney, ideal for a gas fire or log burning stove. You climb the carpeted turning staircase to the first floor landing where a deep fitted cupboard houses the pressurised heating cylinder. There are three bedrooms on the first floor, all freshly carpeted, all being doubles and with two having fitted wardrobes. A family bathroom completes the first floor and is well presented with a bath, walk-in shower, WC, wash basin and heated towel rail. A second set of carpeted stairs takes you to the second floor where you find the main bedroom. The main bedroom is a spacious double room, with separate fitted wardrobe space and en-suite bathroom. The en-suite comprises of a bath, walk-in shower, WC, wash basin and heated towel rail. Outside the rear garden is low maintenance and has a spacious patio area with steps leading to the raised lawn. There is side access taking you to the front of the house where you will find the two allocated parking spaces. There is additional parking on-street along with visitors parking.

Covered front door into entrance hall.

ENTRANCE HALL:

Fitted door mat, coat hooks, wall mounted consumer unit, burglar alarm control, freshly carpeted and deep under stairs cupboard.



CLOAKROOM:

WC, wash basin with fitted storage, tiled flooring and extractor fan.

KITCHEN/DINING ROOM:

High and low cream cabinets with granite work surfaces and deep sink with mixer tap. Appliances include a Bosch oven and grill, Bosch gas hob with extractor, tall fridge/freezer, dishwasher and washing machine. Space for table and chairs, TV aerial point, tiled floor with underfloor heating and window to front.

SITTING ROOM:

A light and airy room featuring an open fireplace with potential for a gas heater or log burning stove along with space for large sofa seating. Freshly laid carpets with underfloor heating, aerial point, window and double doors to rear garden.

FIRST FLOOR LANDING:

Freshly carpeted and fitted cupboard housing pressurised cylinder.

BEDROOM:

A light and airy double bedroom with double fitted wardrobe. Freshly carpeted, radiator, aerial point and window to rear.

BEDROOM:

A light and airy small double bedroom with space for bedroom furniture. Freshly carpeted, radiator, aerial point and window to rear.

BEDROOM:

Small double bedroom with fitted double wardrobe. Freshly carpeted, radiator, aerial point and window to front.

BATHROOM:

Deep bath with hot and cold taps, separate walk in rain head shower, WC and wash basin with storage beneath. Chrome heated towel rail, shaver point, extractor fan, tiled flooring and window to front.

Carpeted turning staircase to second floor.

MAIN BEDROOM:

Spacious double bedroom with double fitted wardrobe. Carpeted, radiator, aerial point, window to rear and door into en-suite bathroom.



EN-SUITE BATHROOM:

Bath with hot and cold taps, walk-in rain head shower, WC and wash basin with fitted storage. Chrome heated towel rail, shaver point, extractor fan, tiled flooring and window to front.

OUTSIDE REAR:

Laid patio area with wall and fence surround, steps to raised lawn area, outside light and side access.

OUTSIDE FRONT:

Wall mounted light, power point, two allocated parking spaces and visitors parking spaces.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher Crowborough on 01892 665666.

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

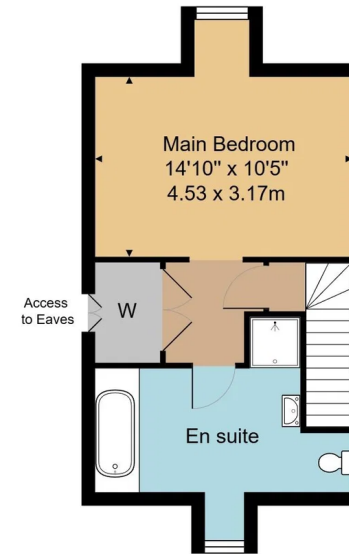
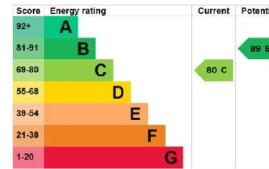
Flood Risk - Check flooding history of a property England

- www.gov.uk

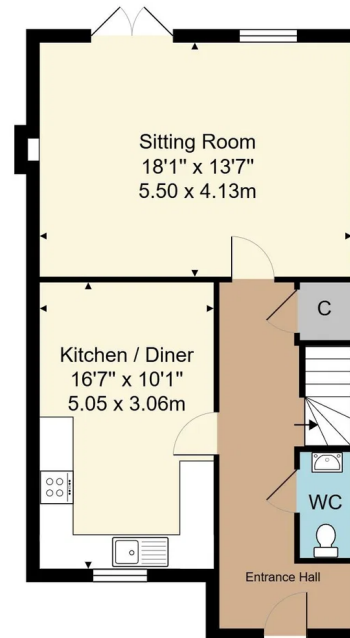
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central

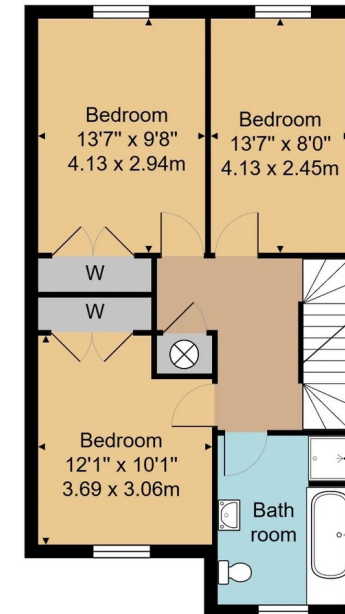
Approx. Gross Internal Area
1526 ft² ... 141.8 m²



Second Floor



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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