



YEWBARROW, CHAPEL GREEN

CROWBOROUGH - £550,000



WOOD &
PILCHER

Sales, Lettings, Land & New Homes

Yewbarrow,
Chapel Green, Crowborough, TN6 2LB

Entrance Porch - Entrance Hall - Lounge With Feature
Fireplace - Dining Room With Feature Fireplace -
Kitchen/Breakfast Room - Utility Room - Downstairs
Shower Room - First Floor Landing - Family Bathroom -
Separate WC - Two Bedrooms - Second Floor Bedroom -
Front & Rear Gardens - Off Road Parking

Sat on the fringes of Chapel Green in an enviable position close to the town centre and all amenities. Yewbarrow is a three double bedroom Victorian halls adjoining characterful home with off road parking, southerly facing gardens and good sized accommodation. This wonderful period home has retained a lot of the original features to include fireplaces, high skirting boards, sash windows, spacious rooms with high ceilings. Properties with this character and position rarely come to the market and viewings are advised at your earliest convenience.

Covered **ENTRANCE PORCH** with tiled floor. Glass panelled timber front door through to:

ENTRANCE HALL:

Carpet, radiator, stairs to first floor, understairs cupboards housing consumer unit and electric meter.

LOUNGE:

Feature fireplace with wooden mantle and surround, inset iron basket with tiled cheeks and granite hearth. Bay window to front with sash windows. Carpet, two radiators, high skirting boards, picture frames, ceiling rose and cornicing.

DINING ROOM:

Feature fireplace with iron mantle, surround and tiled hearth. Double glazed sash window to rear and sash window to side. Carpet, two radiators, high skirting boards, ceiling rose, picture frame.

KITCHEN/BREAKFAST ROOM:

The kitchen has a range of wall and base units with worktops over, tiled splashbacks and half tiled walls. One and a half bowl ceramic sink with mixer tap. Space for dishwasher. Four ring 'Neff' gas hob with extractor fan over and 'Neff' oven under. Cupboard housing the 'Glow worm' gas boiler with controls. Vinyl flooring, downlighters, radiator. Window to side.



UTILITY ROOM:

A good sized room with base units with wooden worktops over. Ceramic sink with mixer tap. further storage under. Space for washing machine and further white goods. Wood laminate flooring, radiator. uPVC glass panelled door onto side return and window to side.

DOWNSTAIRS SHOWER ROOM:

Enclosed shower cubicle with tiled surrounds and 'Mira' shower, WC, pedestal wash hand basin. Quarry tiled floor, radiator, extractor fan and lighting. Obscured window to side.

FIRST FLOOR LANDING:**FAMILY BATHROOM:**

Roll top bath with fitted thermostatic shower over with tiled surrounds and glass screen, 'Burlington' pedestal wash hand basin with accompanying bidet and WC. Chrome heated towel rail, attractive tiled flooring, cupboard housing hot water tank and further storage. Window to side.

SEPARATE WC:

Obscured window to side, low level WC, vinyl flooring.

BEDROOM:

Feature fireplace with wood mantle and surround, iron basket and tiled hearth. Carpet, radiator, high rise skirting boards, wardrobe cupboard with hanging rail and storage above. Double glazed sash window to rear.

MASTER BEDROOM SUITE:

Carpet, picture rails, high skirting boards. Sash window to front. Door to Dressing Room with fitted wardrobe cupboards and hanging rails. Obscured window to side. (This could be converted to an en-suite, subject to necessary consents).

Stairs from the first floor landing to:

TOP FLOOR BEDROOM:

(Some height restrictions on the landing approaching the bedroom). Two windows to the side and Velux roof window. Two radiators, eaves storage, carpet, loft access, downlighters.

OUTSIDE FRONT:

Low maintenance patio to the front with shingle borders. Path to side access which is a timber gate.



OUTSIDE REAR:

Patio to the side of the property. The rear garden is mostly laid to lawn with an array of trees, shrubs and established planting. Personal timber gate through to off road parking area with space for at least two vehicles. There is a brick outhouse providing storage for garden equipment with its own power supply and lighting.

SITUATION:

The property is situated on the fringes of this extremely sought after popular residential location which offers easy access to the town centre and local schooling. The town provides good shopping facilities, and there is main line rail service at nearby Jarvis Brook. The town also provides excellent sporting facilities with golf at both the Beacon and Boars Head courses, Crowborough Tennis & Squash Club and the Crowborough Leisure Centre. The spa town of Royal Tunbridge Wells with its more comprehensive facilities is about 8 miles distance, whilst the coast at both Brighton and Eastbourne can be reached well within one hour's drive.

TENURE: Freehold

COUNCIL TAX BAND: D

VIEWING: By appointment with Wood & Pilcher 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 Fired Central Heating

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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Approx. Gross Internal Area 1622 ft² ... 150.7 m² (excluding workshop / shed)

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.