



**THE GROVE**

Crowborough - £575,000



**WOOD & PILCHER**

Sales, Lettings, Land & New Homes

## 16 The Grove, Crowborough, TN6 1NY

Entrance Hall - WC - Sitting/Dining Room - Kitchen  
Utility Room - Reception Room - First Floor Landing  
Four Bedrooms - En Suite Shower Room - Family  
Bathroom - Off Road Parking - Rear Garden & Patio

Set back from the road behind a neat front garden and driveway is this detached family home. From the covered front door you step into a welcoming entrance hall with useful downstairs cloakroom, conveniently located beneath the stairs. To the right is the sitting/dining room, a bright and inviting space featuring a dual aspect and an attractive Chesney fireplace as its focal point. There are distinct and generously sized sitting and dining areas, with French doors at the rear opening onto the garden. The additional reception room is currently being used as a study/games room but offers versatility with a variety of potential uses. At the rear of the ground floor is the kitchen with an array of fitted high and low solid oak cabinets with chrome handles and granite effect worksurfaces with sink and drainer. There are twin Neff fan ovens, a five ring Neff gas hob with extractor, tall fridge freezer and space for a dishwasher. There is a useful breakfast bar with space for bar stools, making an ideal spot for casual, day to day dining. Off of the kitchen is the utility room with second sink and drainer, further fitted cabinets and worksurfaces along with space and plumbing for both a washing machine and tumble dryer. A door from the utility room leads you to the garden. Upstairs, from the spacious landing with loft access and fitted airing cupboard, are the four bedrooms and family bathroom. The main bedroom is a good sized, light and airy double bedroom with ample space for bedroom furniture. It has a smart en-suite with walk in Aqualisa ILUX digital power shower with individual temperature control for each person, WC, wash basin, chrome heated towel rail, extractor fan and frosted window. The further three bedrooms are also doubles in size, with two benefiting from fitted wardrobes and with all being light and airy, with room for bedroom furniture. Completing the first floor is the family bathroom which has a bath with power shower over, WC, wash basin, chrome heated towel rail, tiled floors and walls and frosted window. Outside, the rear landscaped garden is a delightful feature with a spacious patio leading to a mature lawn. There is an abundance of established plants, trees and shrubs along with a shed to the rear and gated side access leading you to the front of the house.



Covered front door into entrance hall.

**ENTRANCE HALL:** Wood effect laminate flooring, radiator and window to front.

**CLOAKROOM:** WC, wash basin, wood effect flooring, radiator and extractor fan.

**SITTING/DINING ROOM:**

**Sitting Room Area:** Chesney gas fire and space for large sofas. Wood effect flooring, radiator and window to front.

**Dining Room Area:** Space for dining furniture, continuation of wood effect flooring, radiator and French doors opening onto the rear garden.

**KITCHEN:** A light and airy kitchen featuring high and low solid wood cabinets with chrome handles, granite effect work surfaces and sink/drain. Twin Neff fitted fan ovens, five ring Neff gas hob with extractor, integrated fridge/freezer and space for dishwasher. Breakfast bar with space for bar stool seating, tiled effect flooring, radiator and wide window to rear garden.

**UTILITY ROOM:** Further fitted cabinets and work surfaces incorporating second sink and drainer. Space for washing machine and tumble dryer and window and door to rear garden.

**RECEPTION ROOM:** A versatile, light and airy dual aspect room with radiator and carpeted.

Carpeted stairs to first floor landing.

**FIRST FLOOR LANDING:** Carpeted, loft access and airing cupboard with water cylinder and linen shelving.

**BEDROOM:** Double bedroom with space for wardrobes and further bedroom furniture. Carpeted, radiator, window to front and door to en-suite.

**EN SUITE SHOWER ROOM:**

Walk in Aqualisa ILUX digital power shower with individual temperature control for each person, WC and wash basin. Chrome heated towel rail, shaving point, extractor fan, tiled floor and walls and frosted window to front.

**BEDROOM:** A light and airy, spacious double bedroom with double fitted wardrobe. Wood effect flooring, ceiling fan, radiator and wide window with shutter to rear.



**BEDROOM:** Double bedroom with double fitted wardrobe. Carpeted, radiator and wide window to rear.

**BEDROOM:** Small double or large single bedroom with radiator, carpeted and wide window to front.

**BATHROOM:** Bath with power shower over and shower screen, WC and wash basin. Chrome heated towel rail, tiled floor and walls and frosted window to side.

**OUTSIDE REAR:** The property benefits from a spacious patio area, surrounded by mature shrubs, plants and trees. Beyond this is a lawn area with further mature planting. The garden also features a good-sized shed providing useful storage, along with convenient side access.

**OUTSIDE FRONT:** Small area of garden and a brick-paved driveway providing parking for two vehicles. Gated side access to rear garden.

**TENURE:** Freehold

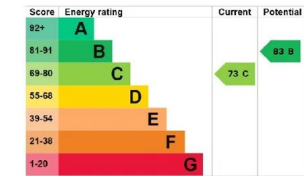
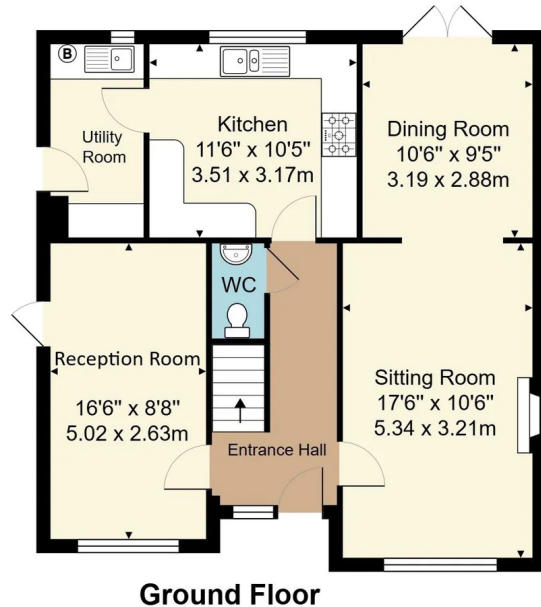
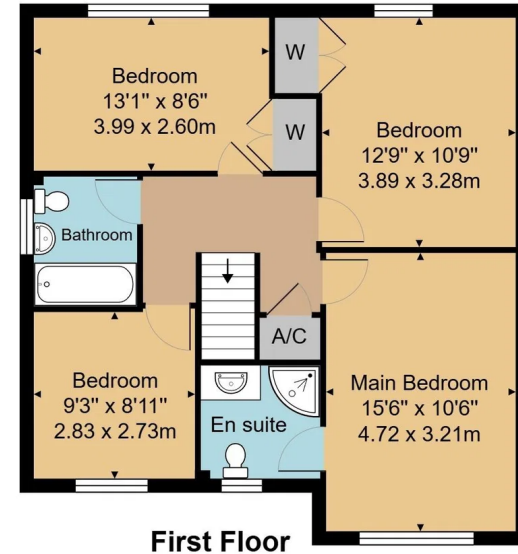
**COUNCIL TAX BAND:** E

**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](http://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.



Approx. Gross Internal Area  
1453 ft<sup>2</sup> ... 135.0 m<sup>2</sup>

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.



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