

REAR VIEW

MILLBROOK ROAD
CROWBOROUGH - £699,000



43 Millbrook Road, Crowborough, TN6 2SB

Covered Entrance Porch - Entrance Hall - Downstairs
Cloakroom - Dining Hall - Garden Room - Sitting Room -
Kitchen - Four Bedrooms - Family Bathroom Off Road
Parking - Single Garage - Carport Area Beautiful Rear
Garden

Set within an approximate plot size of 0.33 of an acre and tucked away in a cul-de-sac with the town nearby, this detached family home offers a wonderful blend of space in a quiet and peaceful location. The property welcomes you with a bright and airy entrance, leading to two vaulted reception rooms that create a real sense of openness. A delightful garden room provides an additional versatile living space, ideal for enjoying views of the beautiful rear garden all year round. The well-appointed kitchen enjoys views over the rear garden and offers space for a small dining table, complemented by a convenient downstairs WC. Upstairs, are four generously sized bedrooms, along with a well-proportioned family bathroom. Outside, the property truly comes into its own. The large, established rear garden is a standout feature, boasting mature planting, a peaceful atmosphere, and a charming running brook. To the front, a neatly presented garden provides off-road parking and access to a single garage. This is a rare opportunity to acquire a home set in a sought-after location, offering both privacy and convenience in equal measure.

COVERED ENTRANCE PORCH: Obscured double glazed front door opens into:

ENTRANCE HALL: Tiled flooring, radiator, understairs cupboard with coat hanging area and smart gas meter. Door to carport.

DOWNSTAIRS CLOAKROOM: Dual flush low level WC, vanity wash basin with storage under and tiled surrounds. Chrome heated towel rail, tiled flooring and obscured window to rear garden.

DINING HALL: A good size vaulted room with stairs to first floor and understairs cupboard below, parquet flooring and large window to side with electric blind.



GARDEN ROOM: Parquet flooring, radiator, window to front with electric blind, floor to ceiling windows and double doors with electric blind opening to the rear garden.

SITTING ROOM: Another vaulted room featuring a fireplace incorporating an iron basket with tiled hearth and brick surround. Parquet flooring, two radiators, windows providing borrowed light from stair well and large windows to front and side with electric blinds.

KITCHEN: Range of wall and base units with granite worktops/upstands over incorporating a one and half bowl stainless steel sink with swan mixer tap and drainer. Appliances include a five-ring gas hob with extractor fan over, eye level double oven, slimline dishwasher, washing machine and tumble dryer. Tiled flooring and large window overlooking the rear garden.

LOBBY: Additional storage units and space for fridge/freezer, tiled flooring and door to rear garden.

GALLERIED FIRST FLOOR LANDING: Radiator, smoke detector, airing cupboard with shelving and hot water tank and windows to front with electric blinds.

BEDROOM: Carpet as fitted, radiator, ceiling light with ceiling fan, dual aspect with window to rear with electric blind and Juliet balcony with electric blind opening to front.

BEDROOM: Built-in wardrobes, loft access, carpet as fitted, radiator and dual aspect with windows to front and rear with electric blinds.

BEDROOM: Built-in wardrobe cupboard, radiator, carpet as fitted and large window overlooking the rear garden with electric blind.

BEDROOM: Storage cupboard, exposed floorboards, radiator and window to rear with electric blind.

FAMILY BATHROOM: Panelled bath with shower attachment over and tiled surrounds, walk-in shower cubicle with Aqualisa shower, dual flush low level wc and vanity wash basin with storage under. Mirrored wall, chrome heated towel rail and obscured window to rear.



OUTSIDE FRONT:

Predominantly laid to lawn accompanied by a concrete driveway providing off road parking and a single garage accessed via up/over door. Carport area with door to garage.

OUTSIDE REAR:

This beautiful, large rear garden is a particular feature enjoying a covered patio adjacent to the property accompanied by a large expanse of lawn along with an extensive array of established planting and trees. In addition is a further patio area to side and a covered log store. Towards the rear of the garden are two timber garden sheds with power and light and a post and rail fence separates the brook that runs through the garden itself.

TENURE:

Freehold

COUNCIL TAX BAND:

E

VIEWING:

By appointment with Wood & Pilcher Crowborough
01892 665666

ADDITIONAL INFORMATION:

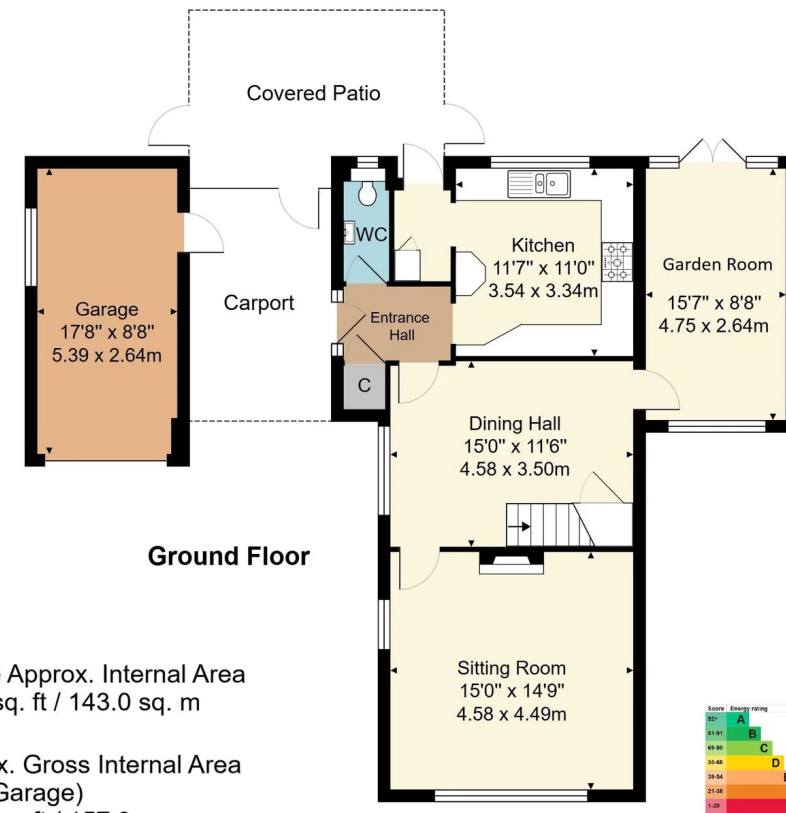
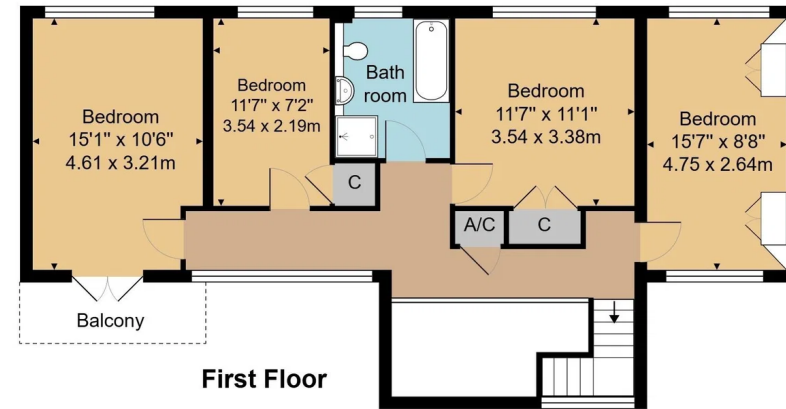
Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas

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.



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



House Approx. Internal Area
1540 sq. ft / 143.0 sq. m

Approx. Gross Internal Area
(Incl. Garage)
1693 sq. ft / 157.3 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.