



4 Elphick Place  
Crowborough, TN6 2RQ  
Price Guide £482,500



Tucked away in a secluded setting, this attractive home offers excellent kerb appeal, a spacious double garage, and generous driveway parking, perfect for modern family living.

Step inside to a welcoming and light-filled entrance hall, finished with stylish wood-effect flooring. The spacious living room enjoys a beautiful green outlook and features double doors opening onto the garden, along with an elegant feature mantelpiece, creating a warm and inviting space. The dining room also benefits from a window overlooking the garden, ideal for both everyday meals and entertaining.

The modern kitchen is positioned to the front of the property and is well-equipped with an oven and gas hob, ample storage, and space for appliances. A useful utility room provides additional storage, a sink, space for further appliances, and convenient side access to the garden. Completing the ground floor is a versatile study with a large storage cupboard, as well as a downstairs W.C.

Upstairs, the landing is brightened by a Velux window, enhancing the sense of space and light. All four bedrooms are doubles. The principal bedroom overlooks the rear garden and features built-in wardrobes and a well-appointed ensuite shower room with shower, sink, W.C., and heated towel rail. Bedroom two, also to the rear, includes built-in wardrobes, while bedrooms three and four face the front, with bedroom three benefitting from a built-in cupboard with shelving. The family bathroom is fitted with a bath and overhead shower, sink, W.C., and heated towel rail. An airing cupboard adds further practicality.

Outside, the south-facing garden is a true highlight—beautifully maintained with a combination of lawn and patio areas, offering a private and not overlooked space to relax and entertain.

Ideally located just moments from the town centre, the property provides easy access to Crowborough's excellent range of shops, cafés, restaurants, and supermarkets, including Waitrose, as well as the nearby Goldsmiths Leisure Centre, set within attractive green surroundings and offering a variety of recreational facilities. The area is also well served by excellent bus links to Brighton and Tunbridge Wells, adding further convenience for commuters and day-to-day travel.

A wonderful opportunity to acquire a spacious and well-appointed family home in a sought-after and convenient location.

£200 per annum (private road)

Council Tax Band: E

Tenure: Freehold

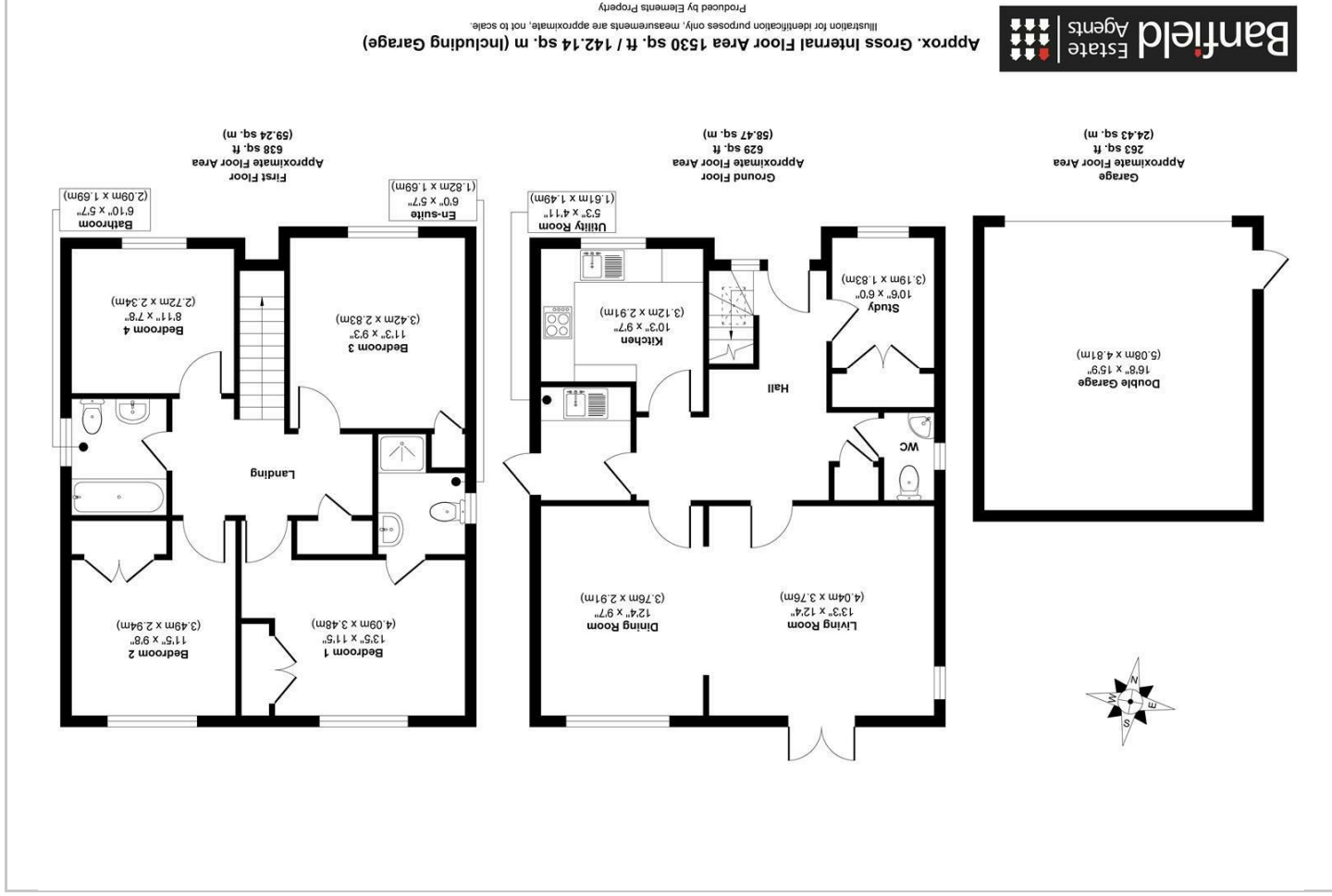




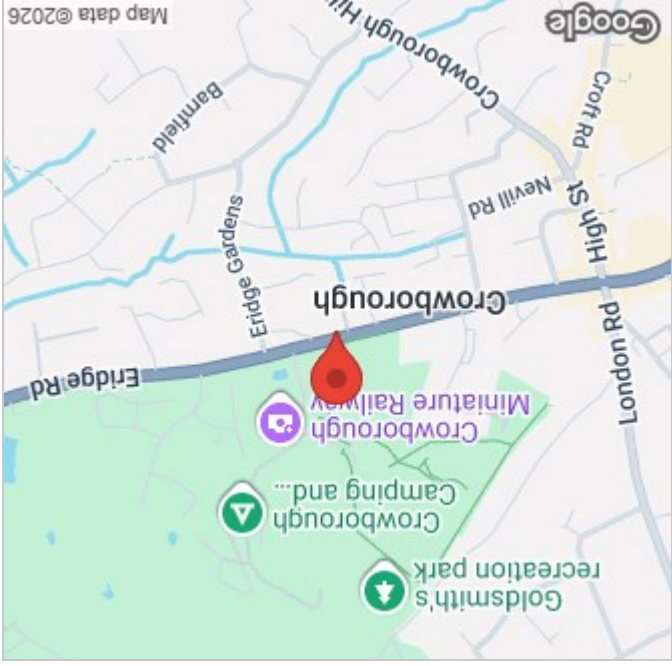
## Viewing

Please contact our Banfield Estate Agents Office on 01892 653333

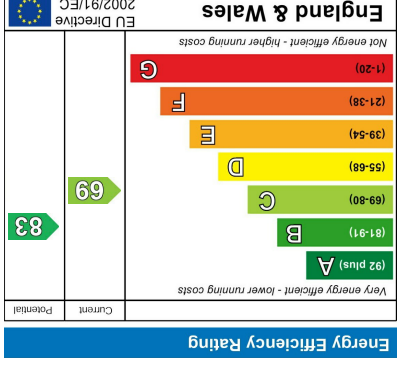
if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Rating Graph

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