

MILLBROOK ROAD

CROWBOROUGH - £535,000

WOOD & PILCHER

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60 Millbrook Road, Crowborough, TN6 2SA

Entrance Hall - Cloakroom - Sitting Room - Dining Room - Kitchen - First Floor Landing - Four Bedrooms - Family Bathroom - Off Road Parking & Garage - Front & Rear Gardens

Situated within a popular residential area, conveniently located close to Crowborough Town Centre is this attractive detached family home offering generously sized accommodation, together with excellent potential for a new owner to update and personalise to their own taste. The property is approached via a spacious entrance hall, which provides access to a useful cloakroom. The generous dual-aspect sitting room enjoys plenty of natural light and features a fireplace, with an opening leading through to a separate dining room. The dining room benefits from patio doors opening directly onto the rear garden and direct access into the kitchen which is fitted with a range of wall and base units, with an additional side access door. To the first floor, the landing gives access to four well-proportioned double bedrooms, two of which benefit from fitted wardrobes, together with a family bathroom. Externally, the property enjoys a front garden with off-road parking leading to a garage. To the rear is a particularly appealing westerly-facing garden, featuring a large paved patio area and an area laid to lawn.Offered to the market chain free and requiring some modest updating, this is an excellent opportunity to acquire a spacious detached family home in a sought-after residential location, with considerable scope to create a wonderful long-term family home.

Composite glass panelled front door opens into:

ENTRANCE HALL:
Carpet as fitted, radiator and stairs to first floor.

CLOAKROOM:
Dual flush low level WC and vanity wash hand basin with storage under. Chrome heated towel rail, coats hanging area, carpet as fitted and obscured window to side.







SITTING ROOM:
A generously sized room with feature fireplace incorporating an inset flame effect gas fire with stone surround, wood mantle and flagstone hearth. Two radiators, carpet as fitted and large window to front.

DINING ROOM:
Radiator, carpet as fitted and large patio sliding doors out to the rear patio and garden beyond.

KITCHEN:
Range of wall and base units with worktops/tiled splashbacks over and a one and a half bowl composite sink. Appliances include a four ring electric hob with extractor fan over, eye level oven, integrated dishwasher and space for fridge/freezer. Pantry cupboard with shelving, tiled flooring, window to rear and obscured glazed door opening to side return.

FIRST FLOOR LANDING:
Loft access via dropdown ladder, cupboard housing hot water tank and carpet as fitted.

BEDROOM:
Fitted wardrobe cupboards with overhead storage, fitted chest of drawers and additional fitted wardrobe. Radiator, carpet as fitted and window to front.

BEDROOM:
Wardrobe cupboard, radiator, carpet as fitted and window to front.

BEDROOM:
Space for wardrobe cupboards, radiator, carpet as fitted and window to rear.

BEDROOM:
Radiator, carpet as fitted and window to rear.

FAMILY BATHROOM:
Panelled bath with integrated shower over and tiled surrounds, low level WC and pedestal wash basin. Heated towel rail, carpet as fitted and obscured window to rear.







OUTSIDE FRONT:
A brick-block driveway provides off-road parking and leads to a garage, which is accessed via an electric roller door and houses a wall-mounted Worcester Bosch boiler. The garage also provides access to the rear garden. The remainder of the front garden is laid to lawn and features an attractive Japanese maple, with side access to the rear garden via a timber gate.

OUTSIDE REAR:
Enjoying a westerly aspect, the rear garden features a large flagstone patio immediately adjacent to the property, with a raised border and attractive planting. The remainder of the garden is principally laid to lawn and includes a large summerhouse (requiring some attention), a workshop and timber shed. The garden is fully enclosed by fenced boundaries.

TENURE:
Freehold

COUNCIL TAX BAND:
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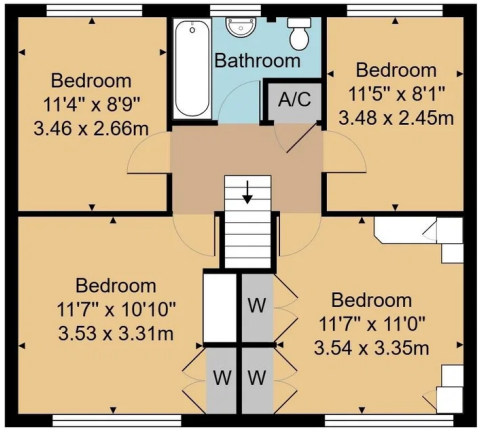
ADDITIONAL INFORMATION:
Broadband Coverage search Ofcom checker
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Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas

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.

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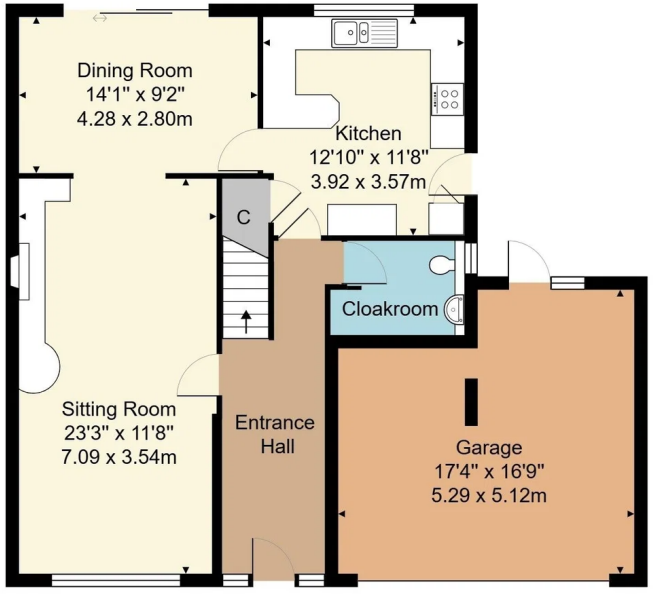
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First Floor





Ground Floor

House Approx. Gross Internal Area 1356 sq. ft / 126.0 sq. m
Approx. Gross Internal Area (Incl. Garage) 1639 sq. ft / 152.2 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.