



OLD LANE, ST JOHNS
CROWBOROUGH - £725,000



Cardfields, Old Lane, Crowborough, TN6 1RD

Entrance Hall - Cloakroom - Utility Room - Kitchen -
Dining Room - Sitting Room - Study - First Floor Landing -
Family Bathroom - Main Bedroom With En-Suite
Bathroom - Three Further Bedrooms - Front Garden With
Large Driveway & Double Garage - Wrap Around Gardens

Situated within one of Crowborough's most sought-after cul-de-sacs in the highly regarded Warren area of Crowborough, is this four-bedroom, two-bathroom modern detached family home offering an outstanding opportunity to acquire a spacious property with exceptional potential. Occupying a generous plot of approximately 0.32 acres, the home is surrounded by gardens that provide a wonderful setting for family life and entertaining. A double garage and ample off-road parking further enhance the property's practicality and appeal. The well-proportioned accommodation is ideal for modern family living, while the substantial plot presents exciting scope to extend or remodel the property, subject to the necessary planning permissions. Offered to the market with no onward chain, this is a rare opportunity to secure a home with both immediate appeal and significant future potential in one of Crowborough's most desirable residential addresses. Early viewing is highly recommended to fully appreciate the location, generous gardens, and exciting possibilities.

Covered entrance porch with outside lighting. Glass panelled timber front door through to:

ENTRANCE HALL:

Coir matting, understairs cupboard with consumer unit, smart gas and electric meters, radiator, wall mounted thermostat. Stairs rising to first floor. Double cupboard with coat hanging area. Doors to:

CLOAKROOM:

Wash hand basin, WC, radiator, carpet. Obscured window to side.

UTILITY ROOM:

Butler sink, space for washing machine and tumble drier, tiled floor, radiator. Wall mounted 'Worcester Bosch' gas boiler. Glass panelled timber door to garden and double glazed window overlooking garden.



KITCHEN:

Fitted with a range of wall and base units with worktops over. Twin stainless steel sinks with mixer tap. Space for Range style gas cooker with five ring hob and extractor over. Space for fridge/freezer. Windows to side and rear. Door to:

DINING ROOM:

Double glazed windows overlooking garden, radiator, carpet. Double doors open to:

SITTING ROOM:

Triple aspect room with sliding patio doors to garden, two windows to one side and further window to the other side. Radiator, carpet. Feature fireplace with stone surround, mantle, hearth and inset flame effect gas fire.

STUDY:

Windows to front and side. Radiator, shelving.

FIRST FLOOR LANDING:

Galleried landing with loft access and drop down ladder. Cupboard with storage, radiator. Window to front.

MAIN BEDROOM:

Two wardrobe cupboards to one wall with dressing area and mirrored wall. Large double glazed window overlooking the garden.

EN-SUITE BATHROOM:

Panelled bath with shower attachment over, tiled surrounds, WC, pedestal wash hand basin. Heated towel rail, cupboard housing hot water tank and further storage. Obscured window to front.

BEDROOM:

Window to rear, wardrobe cupboard to one wall, additional cupboard with hanging rail.

BEDROOM:

Double aspect with windows to side and rear, two wardrobe cupboards with louvered doors to one wall, carpet.

BEDROOM:

Double aspect with windows to front and side, wardrobe cupboards to one wall with hanging areas.



FAMILY BATHROOM:

Panelled bath with tiled surrounds, shower attachment over, pedestal wash hand basin, low level WC. Radiator. Obscured window to front.

OUTSIDE FRONT:

Large tarmacadam driveway with hedge borders leads to a double garage with up and over electric door. Wrought iron side gate giving access to the rear garden.

OUTSIDE REAR:

Wrap around garden with large patio adjacent to the property, attractive plantings. Summerhouse and greenhouse. In total the gardens measure 0.32 of an acre.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01892 665666

ADDITIONAL INFORMATION:

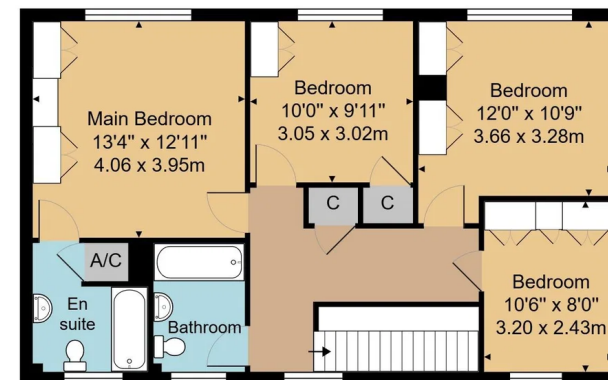
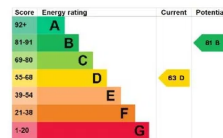
Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

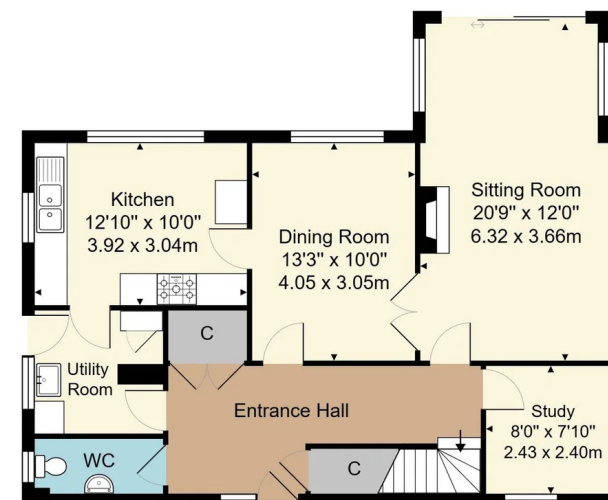
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

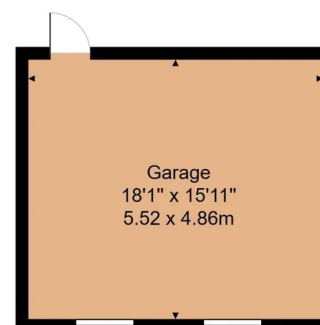
Heating - Gas Fired Central Heating



First Floor



Ground Floor



House Approx. Gross Internal Area
1619 sq. ft / 150.4 sq. m

Garage Approx. Internal Area
289 sq. ft / 26.8 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 misstatement. 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.