



Walshes Road  
Crowborough, TN6 3RE

£1,750 Per Calendar Month





Beautifully presented & versatile detached house with rural views over neighbouring farmland, less than a mile from Crowborough mainline train station & supermarket, The accommodation is arranged over two floors and can provide additional bedrooms or receptions depending on your requirements. To the ground floor is an entrance hallway with stairs to the first floor, a spacious study/landing area and two en-suite bedrooms. Three more rooms are on the ground floor, two of which could be double bedrooms and one a study, in addition to a family bathroom, sitting room with log burner, dining room and kitchen with range style cooker. The property is surrounded by landscaped, well stocked gardens and there is ample off road parking. Internal viewings are essential to fully appreciate! EPC - C COUNCIL TAX D Available mid/end January 2022

### **ENTRANCE**

The property is approached via a front garden with a pathway leading to the front door. Door opens to a hallway with window to the front and doors to...

### **SITTING ROOM**

20'9" x 10'0" (6.32 x 3.05)

With two windows to the front aspect, radiator, television point, log burner fire place with shelving unit to the right, painted wood flooring.

### **DINING ROOM**

12'0" x 8'0" (3.66 x 2.44)

With triple glazed french doors to the rear and window to side, painted wood flooring.

### **KITCHEN**

12'10" x 12'3" (3.91 x 3.73)

Two double glazed double windows to front and side aspect, space and plumbing for washing machine and dishwasher, space for fridge/freezer, range of shaker style cream kitchen units, loft hatch, butler sink.

### **DOWNSTAIRS BATHROOM**

8'0" x 5'10" (2.44 x 1.78)

Panel bath with shower head over, vanity hand wash basin with mixer tap and storage under, low flush w.c, obscured single window to rear, part tiled walls.

### **BEDROOM FIVE**

9'5" x 8'0" (2.87 x 2.44)

Window to rear, radiator.

### **BEDROOM THREE**

11'2" x 8'0" (3.40 x 2.44)

Double aspect windows to side and rear, radiator.

### **BEDROOM FOUR**

10'0" x 8'6" (3.05 x 2.59)

French doors to side, radiator, window to front, fitted walk in wardrobe.

### **FIRST FLOOR**

Stairs with wooden railing to the right.

### **LANDING**

A spacious study area with window to rear aspect and a velux window to the front. Doors to...

### **BEDROOM ONE**

15'9" x 12'6" (4.80 x 3.81)

Windows to front and rear, radiator, storage space. Door to EN SUITE comprising shower, wash hand basin, low level w.c, window to side.

### **BEDROOM TWO**

15'9" x 11'9" (4.80 x 3.58)

Windows to front and rear, storage space. EN SUITE comprising roll top bath, low level w.c, wash hand basin, part tiled walls, window to side.

### **OUTSIDE**

A good sized garden mainly laid to lawn with a decking area to the side and surrounding patio pathway. To the side is a courtyard with a wooden feature archway, and the garden area all around the property.

### **PARKING**

To the side of the property is a gravel area providing off road parking.

### **DIRECTIONS**

From our offices in the high street: Continue South along the high street taking the first turning on the right onto Croft Road. Continue straight taking the second exit at both mini roundabouts. Continue along Whitehill Road and at the approach of the third roundabout, take the first exit left onto Fermor Road. Continue straight onto Walshes Road and the property will be found on your left before the turning into Orchid Riding Stables.

### **LOCATION**

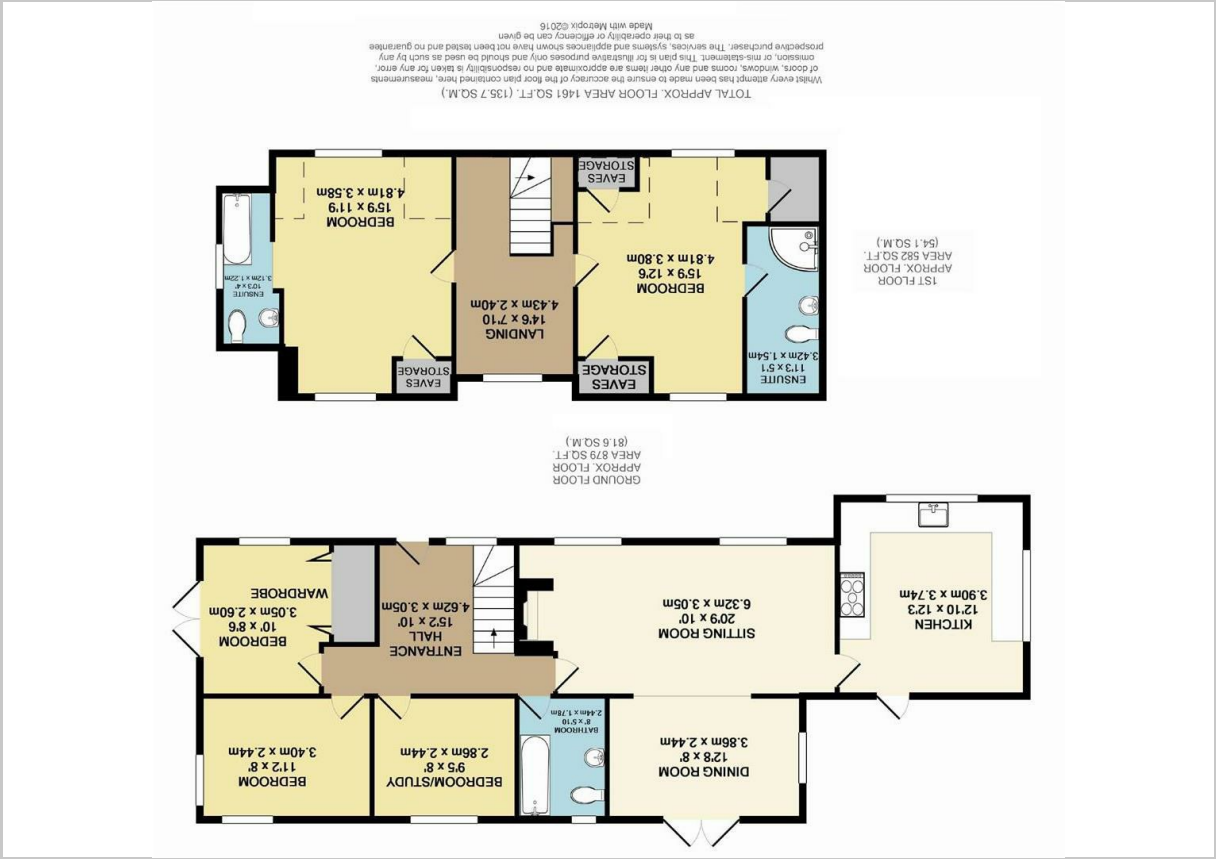
The property is situated within a short distance to The Wheatsheaf Public House, supermarket, and Crowborough Train station offering regular trains to Central London. The town offers local primary schools and a secondary school, a leisure centre, a range of supermarkets, shops, and restaurants. In the heart of the town is the Crowborough Cross Wetherspoons Public House and a second local pub can be found by the Chapel Green area- The White Hart on the Green. The Ashdown Forest, in the High Weald of Outstanding National Beauty, is near by offering stunning scenery and the perfect destination for a walk.







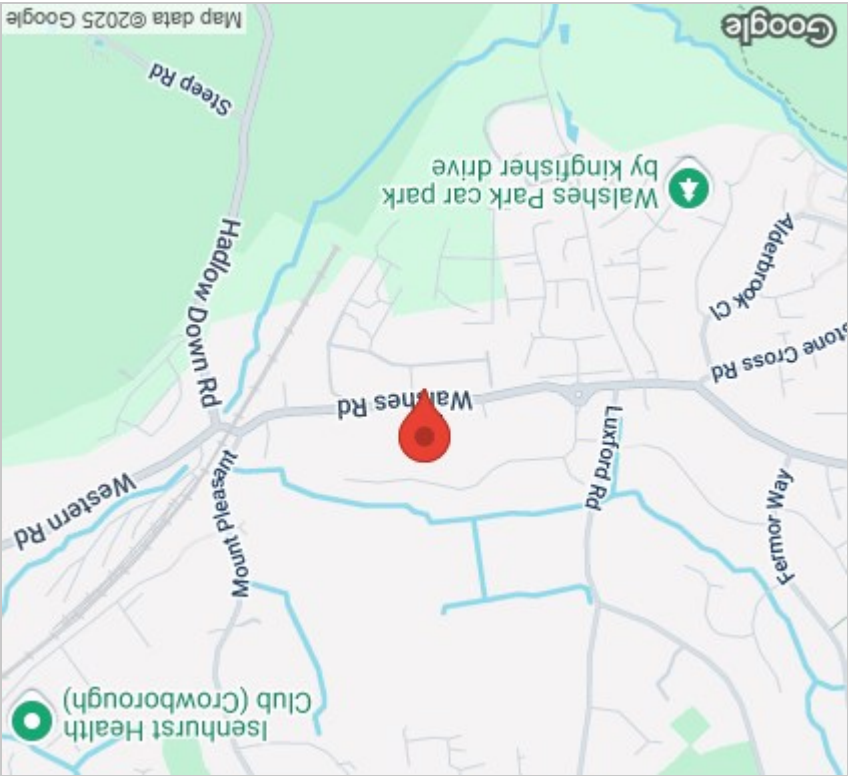
Floor Plan



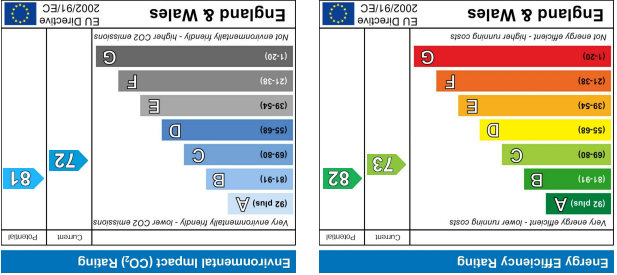
Viewing

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.

Area Map



Energy Efficiency Graph



We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. These particulars are intended to give a fair description of the property, as a guide to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither Banfield Residential Sales and Lettings Limited nor the Vendor(s) accept any liability in respect of their contents, b) they do not constitute an offer or contract of sale, c) None of these statements contained in these particulars is to be relied upon as a statement or representation of fact, d) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars, and e) the Vendor(s) do not make or give any representation or warranty whatsoever in relation to this property.

01892 653333  
The Broadway Crowborough, East Sussex, TN6 1DE  
info@banfieldresidential.com | www.banfieldresidential.com