



Green Hedges Melfort Road  
Crowborough, TN6 1QT  
£2,650



Banfield Estate Agents are delighted to present this beautifully extended, four bedroom detached house, located in the highly sought after 'Warren' Area of Crowborough. The ground floor comprises of an entrance boot room, sitting room, living room, an impressive kitchen/ dining room, as well as a utility room, office and bathroom. The first floor comprises four double bedrooms, a bathroom and a shower room. Externally the property benefits from a landscaped garden and a gravel driveway allowing parking for three cars. Internal viewing is encouraged to appreciate the impressive size and quality finish of this property. Available from mid October 2025.

EPC rating C

Council Tax Band F

### Entrance

A composite door with a UPVC double glazed side panel opens to:-

### Boot Room

York stone flooring allows for a stylish, low maintenance and attractive welcome to this wonderful entrance room. Ample room for coat and shoe storage. Radiator with fitted cover. Feature beam detailing. Oak latch handle door to:-

### Sitting Room

York stone flooring continues into this great size sitting room. A log burning stove is set into a rustic brick fireplace with slate hearth, creating a practical and striking focal point to the room. Ample room for living furniture. Radiator with fitted cover. UPVC double glazed window to the front. Access to under stairs storage cupboard. Feature beam detailing. Oak latch handle doors to:-

### Living Room

Karndean flooring flows through this light and bright room, with a large UPVC double glazed window to the front. This room allows ample room for living furniture. Two radiators with fitted covers. Feature beam detailing.

### Kitchen/ Dining Room

This impressive kitchen and dining room is the true meaning of 'the heart of the home'. Wonderfully extended to create a generous area to enjoy family meals and occasions as well as an impressive and stylish kitchen. The kitchen comprises light blue shaker style wall and base units, paired with stunning quartz worktops and splash backs, creating contemporary and attractive storage and preparation space. A one-and-half bowl stainless steel sink with double quartz cut draining, at either side, sits just above an Integrated Bosch dishwasher. An impressive Bosch double oven, along with Bosch microwave and Siemens coffee maker are all cleverly integrated to create a bank of useful appliances. Door leading to generous pantry storage, with light. An island with blue shaker style units and quartz work tops creates a fantastic additional preparation area, housing the Neff induction hob. This island also offers relaxed breakfast bar seating. Further storage in the form of floor to ceiling cupboards sits either side of a space for a large fridge freezer. The dining area offers ample space for a generous family dining table. Two skylights along with the stylish double glazed bi folding doors to the garden, flood the room with natural light. A cupboard houses the consumer unit. Two vertical radiators. Karndean flooring. Four 'Live' integrated speakers. Door to:-

### Utility Room

A fantastic addition to the property is the generous utility room, offering additional storage with space and plumbing for a washer/ dryer. A UPVC double glazed door and UPVC double glazed window looks out to a picket fenced patio. Door to:-

### Office

Currently utilised as a well stocked hobby and craft room, this room would make a fantastic office. A large UPVC double glazed window to the side with plumbing for a radiator, beneath. Door to:-

### Bathroom

The part tiled suite comprises a panel bath with chrome taps, a shower head attachment and shower curtain. A push button flush toilet and a pedestal sink with a chrome mixer tap. A UPVC double glazed window to the rear.

### First Floor

### Landing

Sensor lighting activates as you climb the stairs. Radiator. Latch doors to:-

### Bedroom One

This very large double bedroom allows generous space for either freestanding or built in storage. A large UPVC double glazed window to the front creates a wonderfully bright room. Loft hatch leading to the roof void. Radiator.

### Bedroom Two

A large double bedroom allowing ample room for freestanding or built in storage. UPVC double glazed window to the rear with radiator beneath.

### Bedroom Three

This generous double bedroom allows ample room for freestanding or built in storage. UPVC double glazed window to the front with radiator beneath.

### Bedroom Four

This double bedroom benefits from a built in wardrobe, allowing hanging and folding space. The room is light and bright due to the double aspect UPVC double glazed window to the side and to the front, with radiator below.

### Family Bathroom

This tranquil bathroom offers the ultimate place to relax, owing to a large freestanding bath with floor mounted taps and shower head attachment, taking pride of place. This room also comprises a basin, set over wooden vanity storage offering a practical yet stylish storage solution. Push button flush toilet. Opaque UPVC double glazed window to the rear. Partially tiled with delightful rustic metro tiles. Recessed spot lighting. Integrated 'Live' speakers.

### Family Shower Room

This stylish shower room sees an impressive fully tiled walk in shower cubicle with a rainfall shower with additional wall mounted, hand held, shower head attachment. The stunning blue tiles tie in with the grey walls creating a contemporary yet relaxing space. A push button flush toilet sits below a delightful wooden shelf, allowing useful and attractive storage. The basin is set over a beautiful slice of natural wood with metal legs, continuing the contemporary feel with a wall mounted mirror, above. Recessed spot lighting. Heated towel rail. Integrated 'Live' speakers. Two UPVC double glazed opaque windows to the rear. Extractor. The room benefits from a nook with built in shelving as well as a substantial cupboard providing slatted linen storage.

### Rear Garden

An area of Indian sandstone patio runs across the rear of this property, creating a wonderful area, ideal for outside dining or relaxing. To the side of the patio is a further fenced off area of patio, ideal for pets. A step up from the patio leads to the area of flat lawn, with raised sleepers at the rear, creating flower beds bursting with a range of established planting as well as an area of bark chipping with further varied shrubs. A large shed sits on a hard base with power and lighting and a gate leads to the side access. Outside tap. Outside light. The home network WIFI system reaches the garden, providing connectivity to enjoy, even whilst outside.

### Front Garden & Parking

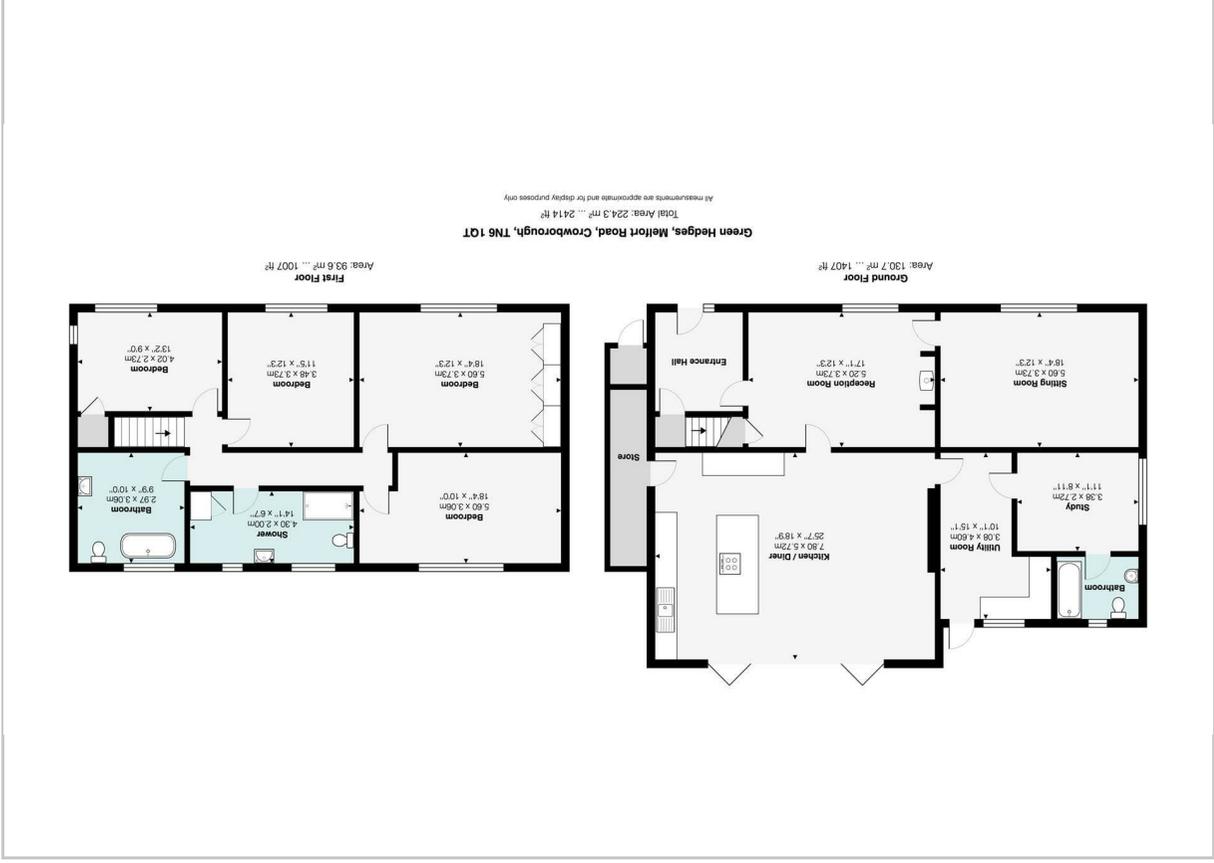
A completely gravelled driveway allows parking for three cars. The gravel continues around the front of the property to create a low maintenance and neutral frontage with a large established hedge boundary. An outbuilding allows additional storage and houses the gas fired boiler.

### Additional Information

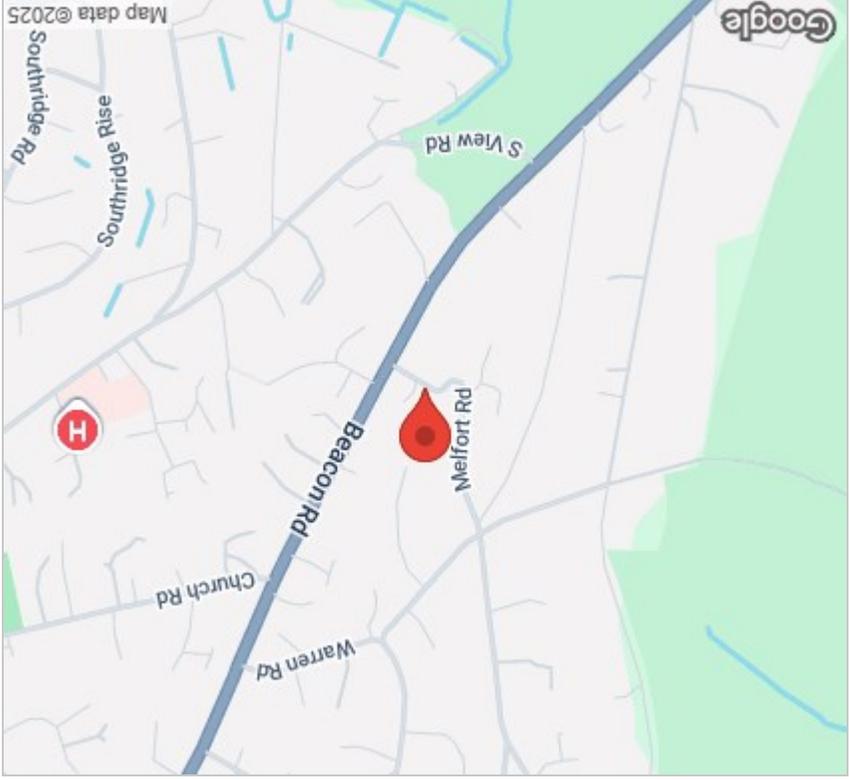
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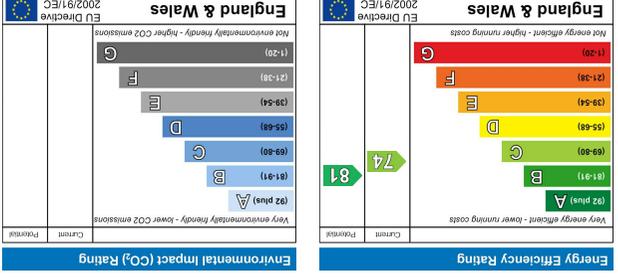
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.

# 01892 653333

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