

Banfield Estate Agents

9 Wolfe Close

Crowborough, TN6 2PF

Asking Price £350,000

3 | 1 | 1 | C

Occupying a pleasant position within Wolfe Close, this three-bedroom semi-detached home enjoys a communal green space beyond the rear garden and a peaceful setting within the close. The property offers well-proportioned accommodation, a good-sized rear garden and communal parking, with the town centre and local amenities within easy reach.

The spacious sitting/dining room extends across the width of the rear of the property, providing a generous area for both relaxing and dining. French doors open directly onto the rear patio and garden, creating a good connection between the living space and outside. The room is well suited to family life, with plenty of space for both seating and dining furniture.

The kitchen is positioned at the front of the house and offers a good range of wall and base units, worktop space and room for the usual appliances. A window overlooks the front garden, while the entrance porch and hallway provide useful additional space, including under-stairs storage. The recently renovated loft provides further practical storage.

Three bedrooms are arranged across the first floor, with the main bedroom benefiting from fitted storage. The second bedroom is a bright and well-proportioned room, while the third provides useful flexibility as a child's bedroom, guest room or home office. The family shower room is a good size and features a large walk-in shower together with useful fitted storage.

The rear garden is a particularly appealing feature, extending a good distance behind the property and incorporating a paved patio, lawn and established planting. A further patio area towards the rear provides another useful space for outdoor seating, while a garden shed offers practical storage. The garden is enclosed by fencing and looks out towards the communal green beyond, giving the property a pleasant outlook.

Wolfe Close is conveniently situated for Crowborough town centre, with its range of shops, cafés, restaurants and everyday amenities, as well as Wolfe Recreation Ground. Local primary schools are nearby and Crowborough railway station is within walking distance, providing services towards London Bridge. The surrounding countryside and Ashdown Forest are also readily accessible, offering plenty of opportunities for walking and outdoor recreation.

The property is well maintained overall, although some cosmetic updating would be beneficial. This gives the new owners the opportunity to refresh the accommodation to their own taste while enjoying a well-proportioned home in a popular and convenient residential setting.





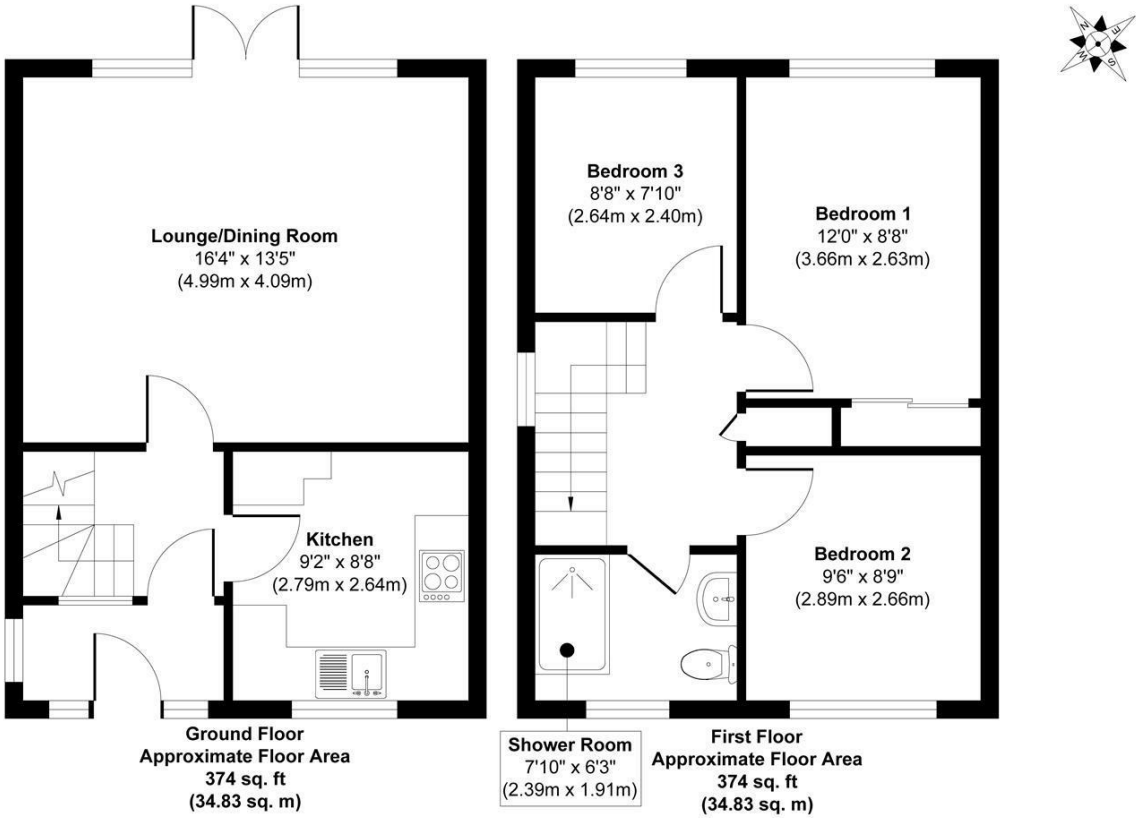









Floor Plan



Banfield Estate Agents

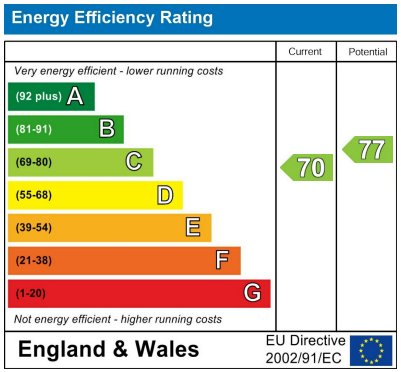
Approx. Gross Internal Floor Area 748 sq. ft / 69.66 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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.

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 and neither Banfield Residential Sales and Lettings Limited nor any person in their employment has any authority to 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