



11 Beaver Close  
Crowborough, TN6 2NZ  
£550,000

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PRICE RANGE £550,000 - £575,000

Your Dream Home Awaits: Spacious Four-Bedroom Detached House in Montargis Estate

A Rare Opportunity to Create Your Perfect Family Home

Welcome to this delightful four-bedroom detached house, a true gem in the ever-popular Montargis Estate. Rarely do properties like this come on the market, and it's easy to see why. The current owners have cherished this home for nearly three decades, and now it is your chance to make it your own.

A Testament to a Wonderful Community

Nestled in a tranquil corner of a charming cul-de-sac, this home exudes a sense of peace and belonging. The enduring appeal of this area is evident, with the previous owners having lived here for twenty years. The strong community spirit is one of the many reasons families stay for so long.

Spacious Living for the Modern Family

Step inside and discover the generous internal space that this property offers. The formidable lounge area, combined with an inviting family space, creates the perfect setting for relaxation and quality family time. For those working from home, the second reception room in the lounge can easily be converted into a home office, providing the flexibility you need.

Versatile Living Spaces

With three reception rooms, you are truly spoilt for choice. An additional reception room is ideal for formal dining or even a family room, offering a dedicated space for the children to unwind and play while you enjoy the tranquility of the lounge area.

A Chef's Delight

The kitchen, larger than the average in this area due to an extension, is a chef's delight. With ample space for all your white goods and direct access to the garage, which doubles as a utility room, it combines practicality with style.

Comfortable Bedrooms and Modern Amenities

Upstairs, you will find four spacious bedrooms, including a master with a walk-through wardrobe and en-suite. A good-sized family bathroom ensures no morning queues, making the daily routine smoother for everyone. Upstairs, take a moment to appreciate the far reaching countryside views, on clear days you can see Rotherfield Church.

Outdoor Oasis

The very private rear garden is a haven for gardening enthusiasts and perfect for al fresco dining on warm summer evenings. A garden shed with electricity provides additional storage.

Effortless Parking and Convenient Storage

Say goodbye to parking woes with the integral garage, spacious driveway, and extra parking spots in the cul-de-sac. Enjoy a lifestyle of ease and convenience, where everything has its place.

Convenient and Peaceful Location

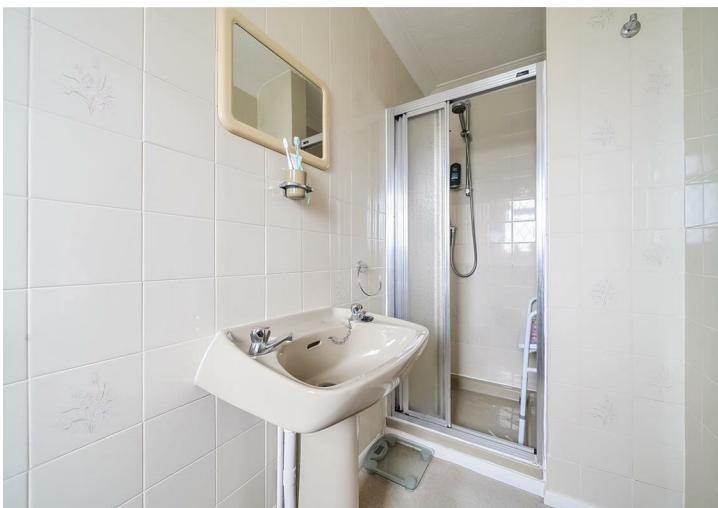
Located in a lovely cul-de-sac within the Montargis Estate, this home offers the perfect blend of convenience and tranquility. The proximity to the mainline station is ideal for commuters, while Crowborough's charming high street and excellent primary and secondary schools make it a highly desirable place to live.

Make It Your Own

Move in and start creating your dream home, one step at a time. This property offers the unique opportunity to imprint your style and personality on a solid foundation, ensuring it becomes a true reflection of your family's needs and desires.

Don't miss out on this chance to make this wonderful house your forever home. Contact us today to arrange a viewing and see for yourself the endless possibilities this property has to offer.



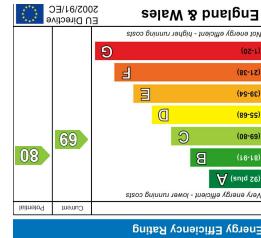


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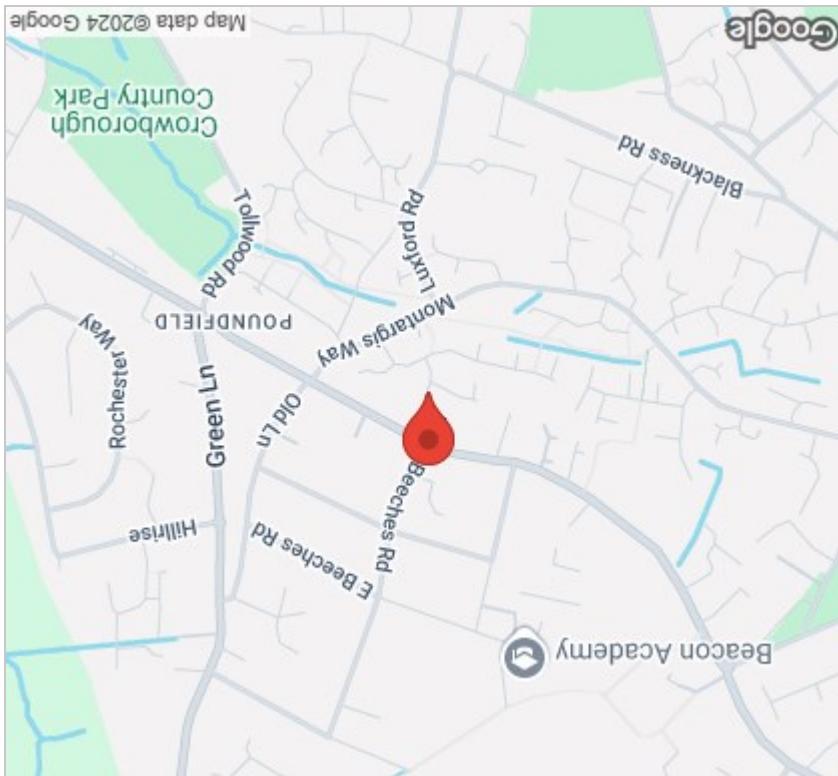
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Please contact our Banfield Estate Agents Office on 01892 653333 if you wish to arrange a viewing appointment for this property or require further information.

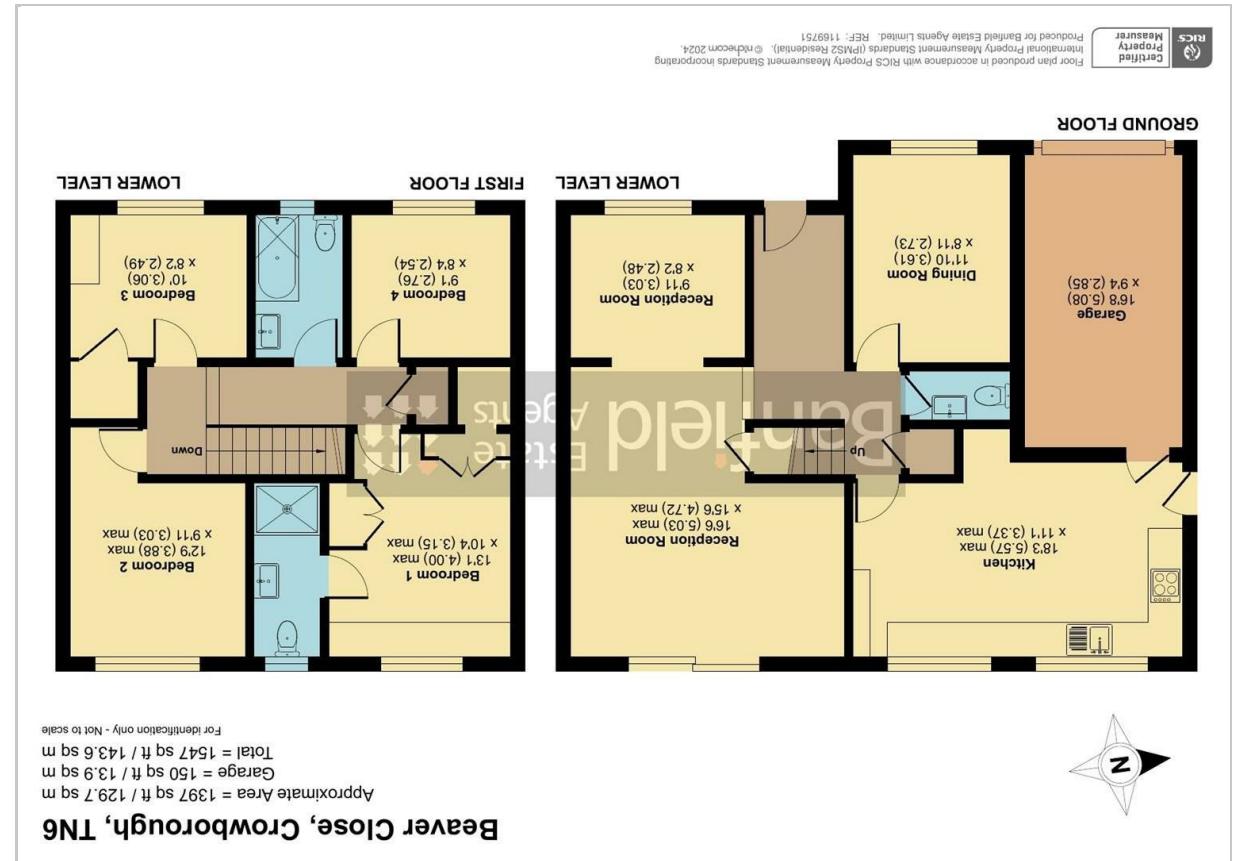
## Viewing



## Energy Efficiency Graph



## Area Map



Beaver Close, Crowsborough, TN6

Approximate Area =  $1397 \text{ sq ft} / 1297 \text{ sq m}$   
Garage =  $150 \text{ sq ft} / 13.9 \text{ sq m}$   
Total =  $1547 \text{ sq ft} / 143.6 \text{ sq m}$   
For identification only - Not to scale

$$l_{\text{total}} = 154 / \text{sd ft} / 143.6 \text{ sd m}$$

Garage = 150 sq ft / 13.9 sq m

$$\text{Area} = 139 / \text{sq ft} / 129 / \text{sq m}$$

### 6. **Geographical distribution**

ose, Crowsborough, TN6

## Floor Plan