22 Booker Close

Crowborough, TN6 2XT

Price Range £525,000

4 2 2 D

PRICE RANGE £525,000 - £550,000

Tucked away in a quiet residential close, this detached four-bedroom family home offers generous and flexible accommodation, ample parking, and a beautifully private garden that feels like a true extension of the living space.

A driveway provides plentiful off-road parking and leads to a single garage with an electric roll shutter door. Inside, a wide and welcoming entrance hall is bright and airy, immediately creating a sense of space and flow throughout the home.

The split-level layout adds character and flexibility. The main living area is positioned on a lower level and can be arranged as one large open space or divided into two rooms, ideal for a family room and snug, playroom, or home office. Double doors open directly onto the patio, seamlessly connecting indoor and outdoor living, while the dual-aspect design floods the room with natural light.

The kitchen enjoys ample storage, a built-in double oven, gas hob, and a window overlooking the garden, allowing you to enjoy views of the greenery while cooking. A utility room sits just off the kitchen, offering additional storage, space for appliances, side access to the garden, and internal access to the garage. To the front of the property, the dining room features a large window and provides a perfect space for more formal entertaining. A downstairs WC and a useful storage cupboard for coats and shoes complete the ground floor.

Upstairs, the split-level landing leads to four well-proportioned double bedrooms. The principal bedroom overlooks the garden and benefits from a built-in wardrobe and en-suite shower room. Bedroom two also enjoys a peaceful rear aspect, while bedrooms three and four are positioned at the front of the property and take in stunning far-reaching views towards Rotherfield, with bedroom four also featuring a built-in wardrobe. All bedrooms feature TV aerial sockets.

A modern family bathroom with rainfall shower, WC, and vanity unit serves the remaining bedrooms, along with a handy airing cupboard.

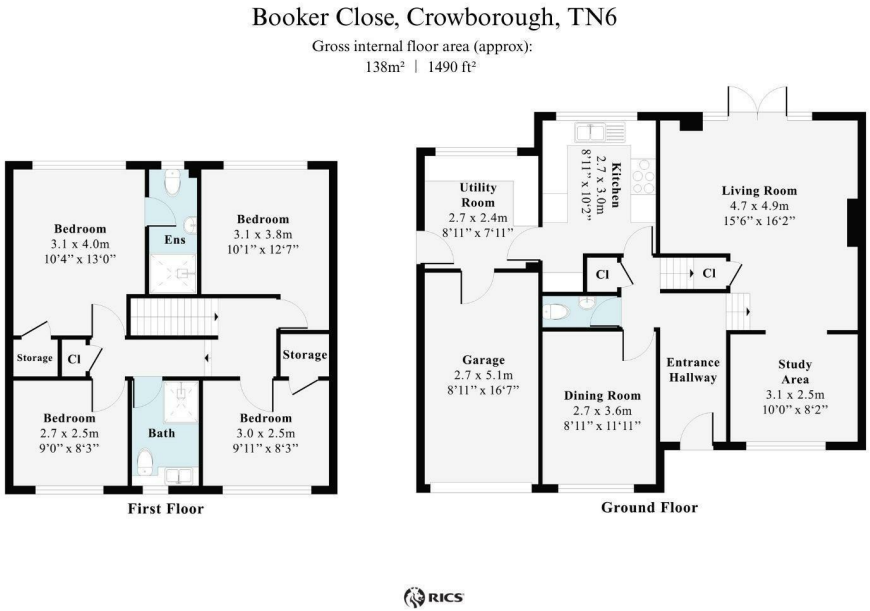
The rear garden is a real highlight—private, quiet, and thoughtfully arranged for both relaxation and entertaining. A lower patio area sits directly outside the living space, creating the perfect spot for outdoor seating or summer barbecues. Beyond this, an area of slate pebbles provides an ideal space for al fresco dining, while the lawn offers room for gardeners to enjoy.

The home also benefits from fast fibre broadband.

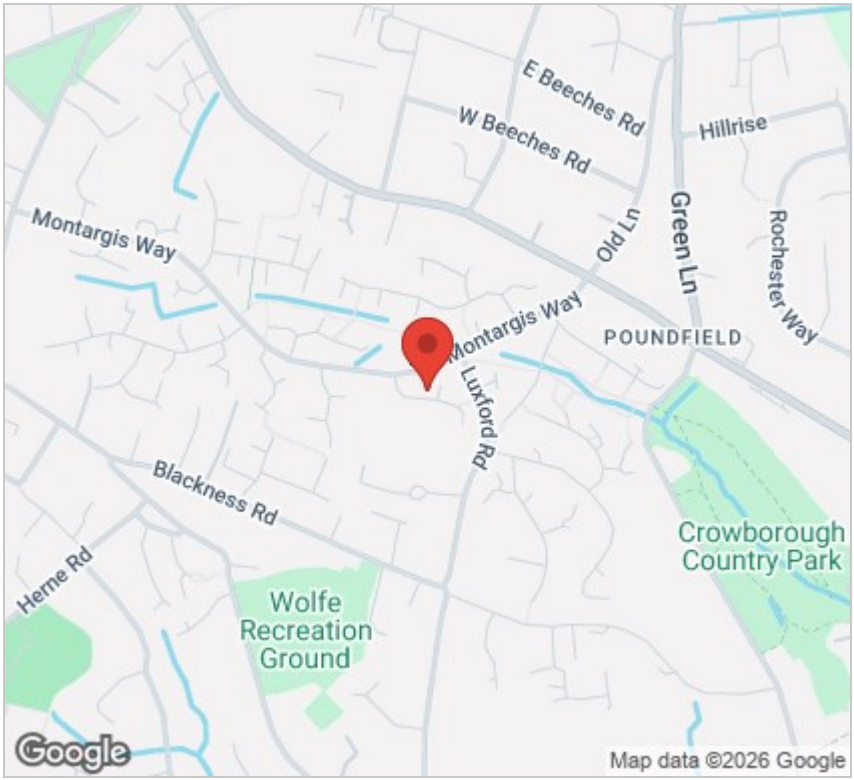
Situated in the sought-after town of Crowborough, the property is ideally placed for families, with highly regarded primary and secondary schools within walking distance. The town offers a range of shops, cafés, and pubs, while Ashdown Forest is just a couple of miles away, perfect for walking, cycling, and exploring Pooh Corner. Royal Tunbridge Wells is a short drive away, offering boutique shopping, restaurants, cultural attractions, and grammar schools.

Council Tax Band E

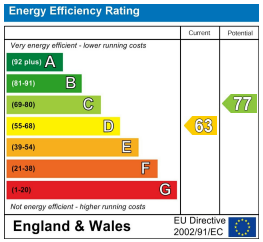
Floor Plan



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.

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