



9 Windlesham Close
Crowborough, TN6 1JD
Asking Price £485,000



Banfield Estate Agents are proud to present to the market, this conveniently located and well presented three bedroom detached home within a short walk of Crowborough High Street! The ground floor accommodation comprises of a spacious entrance hallway, downstairs toilet, kitchen with the bonus of a separate utility room and a bright and airy living room. To the first floor there is a master bedroom with the benefit of an en-suite shower room, family bathroom and nice size second and third bedrooms. Externally, the property benefits from a pretty rear garden with favourable south easterly aspect, single garage and driveway. Early viewing is highly recommended to avoid missing out!

Entrance

Entering via a UPVC front door, leading into:-

Hallway

Built in under stairs storage cupboard. Radiator. Stairs rising to first floor. Doors to:-

WC

Comprising of a push handle flush toilet, pedestal sink with tiled splashback. UPVC double glazed obscured window to side. Vinyl flooring. Radiator.

Kitchen/ Breakfast Room

Shaker style wall and base units with granite effect laminate worktops and tiled splashback. One and half bowl stainless steel sink and drainer with double glazed window above to the front. Low level 'Belling' oven, four ring gas hob and stainless steel 'Belling' extractor fan above. Integrated 60/40 'Hotpoint' fridge/ freezer. Radiator. Vinyl flooring. Door to:-

Utility Room

Vinyl flooring continues through from the kitchen, wood effect wall and base units, laminate worktop with stainless steel sink and drainer and tiled splashback. Space and plumbing for washing machine and dishwasher. Wall mounted 'Gloworm' gas fired boiler. Consumer unit. Door out to the side of the property.

Living Room

A spacious room flooded with natural light from the double glazed bay window and double glazed French doors which open out to the garden. Two radiators. Built in cupboards and shelving.

First Floor

Landing

Double glazed window to the side. Airing cupboard housing hot water cylinder. Radiator. Loft hatch. Doors to:-

Bedroom One

Large double bedroom benefitting from three built in wardrobes, providing hanging and shelving storage. Two double glazed windows to the rear overlooking the garden with radiator below. Door to:-

Ensuite

This part tiled room comprises of an enclosed shower cubicle with wall mounted 'Triton' shower, push handle flush toilet, pedestal sink and shave socket. Opaque double glazed window to the rear. Radiator. Vinyl flooring.

Bedroom Two

Another good size double room which again boasts built in cupboards with shelving and hanging space. Double glazed window to the front with radiator beneath.

Bedroom Three

A decent size room with double glazed window to the front of the property with radiator below.

Family Bathroom

This part tiled bathroom comprises of panel bath, chrome taps with shower attachment, push handle flush toilet, pedestal sink. Double glazed opaque window to the side. Radiator. Vinyl flooring.

Rear Garden

Boasting a favourable south easterly aspect, this private garden has an area of patio with a well maintained lawn beyond. Established borders to the side.

Garage & Parking

Detached single garage with power, lighting and electric door. Door at the side to the front garden. Driveway in front of the garage providing parking for one vehicle.

Additional Information

Wealden District Council. Council Tax Band E.
Maintenance charge: £480 per year (approximately)





9, Windlesham Close, Crowborough, TN6 1JD

Total Area: 92.8 m² ... 999 ft²

All measurements are approximate and for display purposes only

Ground Floor

Living Room 17'7" x 11'7"
5.36 x 3.54m

Kitchen 9'10" x 10'4"
3.00 x 3.16m

Utility

WC

Stairs

First Floor

Bedroom 3.80 x 2.96m
12'6" x 9'9"

Bathroom

Ensuite

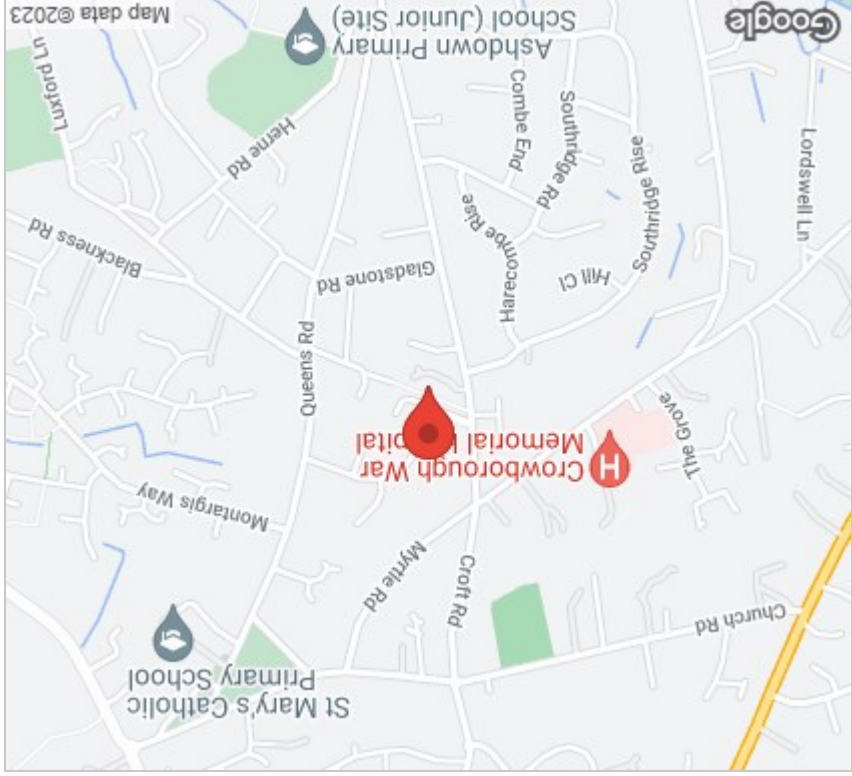
Bedroom 2.82 x 3.18m
9'3" x 10'5"

Bedroom 2.40 x 2.36m
7'10" x 7'9"

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 Barfield 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. employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Energy Efficiency Rating	
<p> </p> <p> 72 87 </p> <p> Current Potential </p>	<p> England & Wales All properties 2010/11 </p> <p> Average efficient – lower running costs (52 points) A </p> <p> Average efficient – lower running costs (60 points) B </p> <p> Average efficient – lower running costs (69 points) C </p> <p> Average efficient – lower running costs (78-84) D </p> <p> Average efficient – lower running costs (85-89) E </p> <p> Average efficient – lower running costs (91-93) F </p> <p> Average efficient – lower running costs (94-100) G </p>



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