



11 Eridge Drive
Crowborough, TN6 2TJ
Asking Price £650,000

This substantial four-bedroom family home offers generous accommodation throughout and is set behind a front garden with driveway parking and a double garage, providing both curb appeal and practicality.

The property is entered via a long and welcoming entrance hall, setting the tone for the spacious layout. To the front, the bright and airy lounge is substantial in size, featuring a bay window that floods the room with natural light. Double doors lead through to the dining room, creating an ideal layout for both everyday living and entertaining.

The kitchen is a generous size, offering ample base and wall units for storage, part-tiled walls, and lino flooring. It is fitted with a built-in oven and gas hob and enjoys a pleasant outlook over the garden. There is plenty of space for a table and chairs, making it a sociable family kitchen. A door leads through to a useful utility space, with a side door providing direct access to the garden.

To the rear, the conservatory is a peaceful retreat, featuring stone tiled flooring and fully glazed walls, allowing views of the garden that wraps around the property, offering a sense of privacy and calm.

Upstairs, the property continues to impress with a large, square and very spacious landing. The main bedroom is a generous double room with wooden flooring, built-in wardrobes, and a window overlooking the garden. It benefits from an ensuite shower room with half-tiled walls, shower cubicle, WC, and wash basin.

Bedrooms two, three and four are all well-proportioned double rooms, each benefiting from built-in wardrobes, with two enjoying front-facing aspects and one overlooking the rear garden.

The family bathroom is fitted with a WC, wash basin, heated towel rail, and a bath with overhead shower.

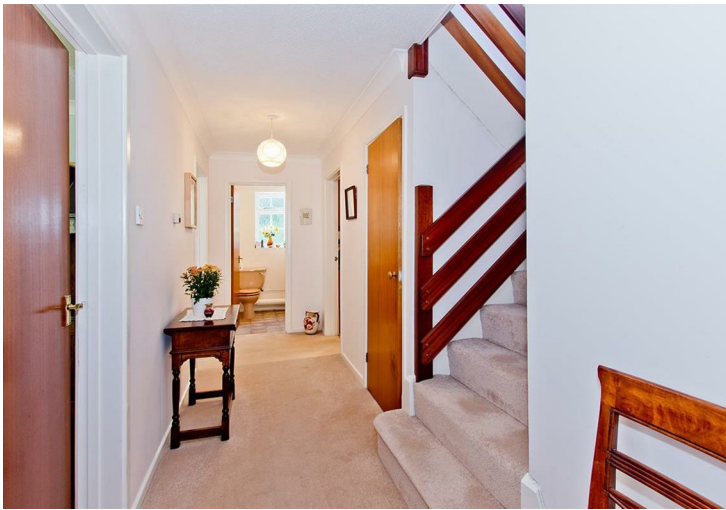
Externally, the rear garden is flat, private, and well-maintained, featuring a combination of patio and lawn, making it ideal for outdoor dining, relaxing, and family use.

This is a spacious and well-laid-out home, perfectly suited to family living, with excellent indoor and outdoor space throughout.

Located in the sought-after town of Crowborough, the property is within comfortable walking distance of the town centre, making it perfectly suited to families and those seeking a balance of town and country living.

The stunning Ashdown Forest is just a couple of miles away, providing miles of scenic walks, cycling routes and opportunities to explore the surrounding countryside, including the much-loved Pooh Corner. Royal Tunbridge Wells is also within easy reach by car, offering an excellent range of boutique shops, restaurants, cultural attractions and well-respected grammar schools.

Council Tax Band F | Chain Free



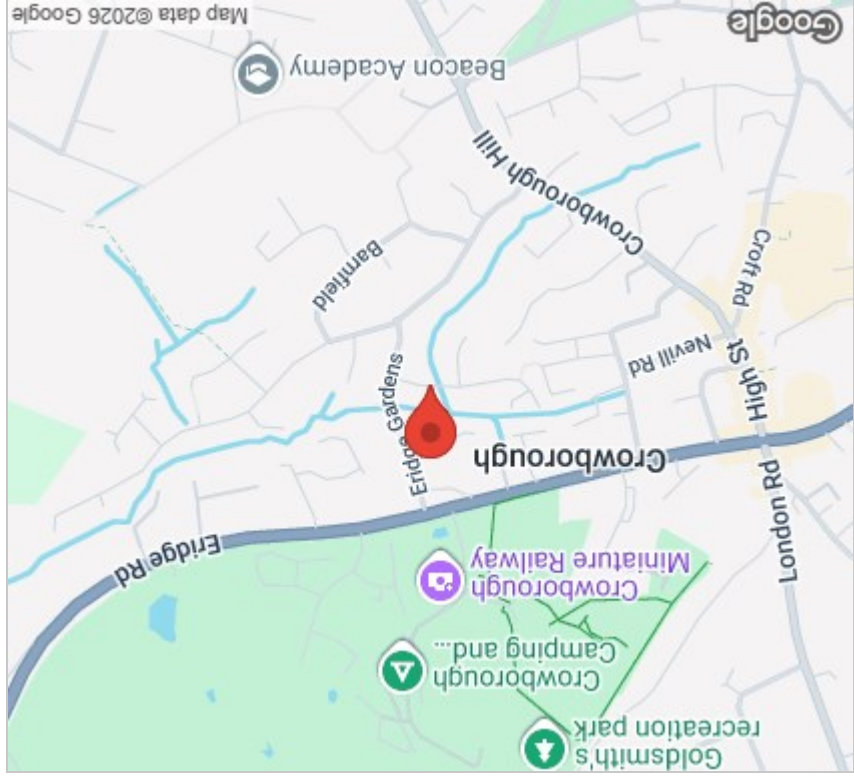
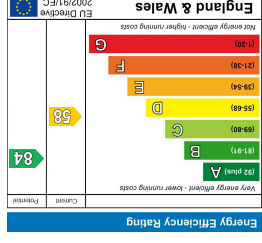
Floor Plan



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.

Energy Efficiency Graph



Area Map

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 | www.banfieldresidential.com | info@banfieldresidential.com