

Banfield Estate Agents

Newlands Pilmer Road
Crowborough, TN6 2UG

Price Range £500,000

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PRICE RANGE £500,000 - £525,000

Nestled in the heart of Pilmer Road, one of Crowborough's most sought-after residential locations, this semi-detached home offers an exceptional blend of comfort, style and practicality, perfectly suited to modern family living. Renowned for its convenient yet peaceful setting, Pilmer Road enjoys the best of both worlds, a quiet residential atmosphere whilst being just a short, level stroll from Crowborough town centre, allowing you to enjoy everyday amenities without the need to rely on the car.

A driveway provides convenient off-road parking and leads to a welcoming porch – the perfect place to kick off your shoes before stepping inside. The spacious entrance hall sets the tone for the generous accommodation found throughout the home.

To the front of the property, the bright and inviting living room is flooded with natural light from an attractive bay window and features a charming mantlepiece, creating a wonderful focal point for relaxing or entertaining. Adjacent, the generous dining room also boasts a feature mantlepiece and French doors opening directly onto the garden patio, effortlessly connecting indoor and outdoor living. A dedicated office area provides an ideal space for those working from home, while a convenient downstairs WC adds further practicality.

The kitchen is fitted with an integrated oven and hob, offers ample storage and flows seamlessly into a distinctive wrap-around utility room with delightful views across the rear garden, a practical addition to the home.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation for families of all sizes. The spacious principal bedroom enjoys a charming bay window and feature fireplace, while the second double bedroom overlooks the peaceful rear garden and benefits from built-in storage. The third room makes an excellent bedroom, nursery or home office, complimented by a fitted cupboard.

Completing the first floor is the well-appointed family bathroom.

Outside, the generous rear garden offers an excellent space for both entertaining and family life, with two separate patio areas providing options for al fresco dining or relaxing throughout the day. A large lawn is bordered by mature planting, creating a peaceful and private setting, while two garden sheds offer excellent storage for tools and outdoor equipment.

One of this property's greatest strengths is undoubtedly its outstanding location. Pilmer Road is widely regarded as one of Crowborough's most desirable residential roads, prized for its peaceful surroundings whilst being just a short walk from the vibrant town centre. A fantastic selection of supermarkets, independent shops, cafés, banks, restaurants and other everyday amenities are all within easy walking distance, making day-to-day living exceptionally convenient.

Just moments from the property is Goldsmiths Recreation Ground, a wonderful open green space that provides the perfect setting for leisurely walks, children's play, family outings and simply enjoying the outdoors. Whether you're walking the dog, meeting friends or making the most of the expansive green surroundings, having such a well-loved recreational space virtually on your doorstep is a real lifestyle benefit.

Combining spacious accommodation, a beautiful garden and a fantastic location, this delightful home presents an opportunity to enjoy the best of town convenience alongside attractive open green space.

Council Tax Band D









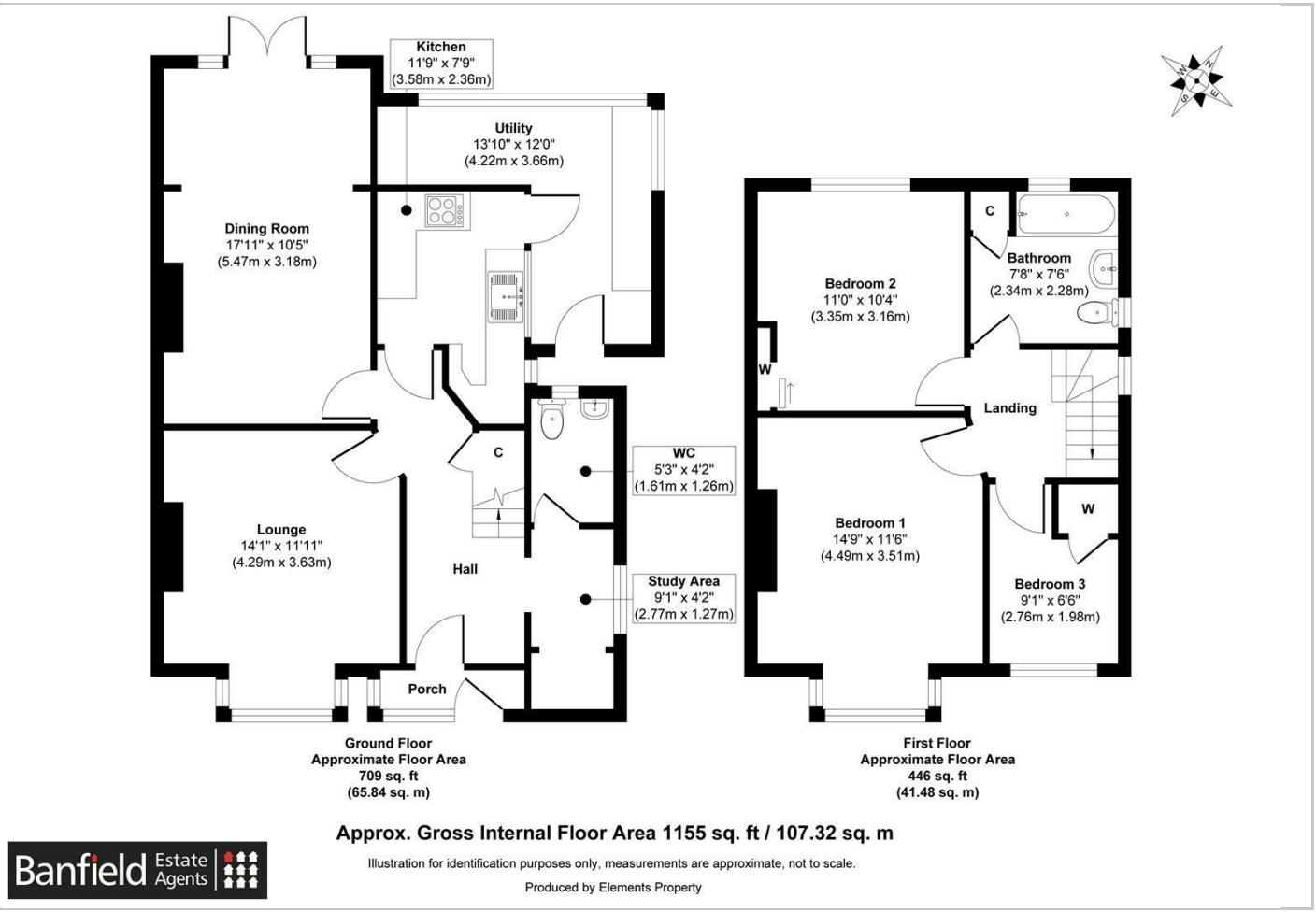






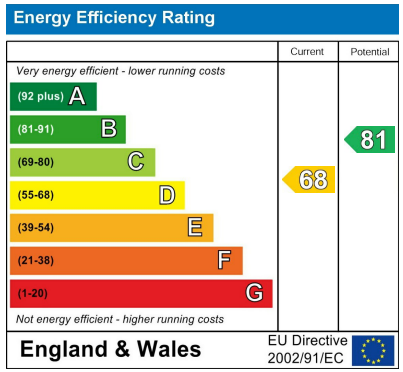


Floor Plan



Area Map





Energy Efficiency Graph

Viewing

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if you wish to arrange a viewing appointment for this property or require further information.

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