



15 The Farthings
Crowborough, TN6 2TW
Offers Over £600,000



Banfield Estate Agents are delighted to present this immaculate four bedroom, detached house, located in a quiet and desirable cul-de-sac within walking distance of the leisure centre, highly regarded schools and Crowborough High Street. This property comprises a generous kitchen/ diner, living room, dining room and WC. The first floor accommodates four great size bedrooms, one with en suite and a family bathroom. Externally the property benefits from a generous double garage as well as a large driveway and beautifully maintained garden. Viewing is encouraged to appreciate the peaceful location and wonderful condition.

Entrance

A timber frame porch creates a delightful covered entrance with a UPVC opaque double glazed front door, leading to:-

Hallway

Inset coil mat flooring allows for a convenient entrance with a radiator. A glass panel door opens to wood effect flooring, creating a low maintenance welcome. Stairs rise to the first floor with an under stairs cupboard, providing storage with a light. Radiator. Character feature beams. Doors to:-

WC

Comprising a push button flush toilet with concealed cistern and a sink with mixer taps, set over vanity storage. UPVC double glazed opaque window to the front. Heated towel rail.

Kitchen/ Breakfast Room

Wooden wall and base units generously line this kitchen, paired with laminate worktops creating an abundance of storage and preparation space, with tiled splash backs. A stainless steel sink with drainer sits below a UPVC double glazed window to the front. An integrated four burner gas hob sits below a copper hood extractor and is conveniently located to the integrated Neff double oven. Space and plumbing for both washing machine and dishwasher. Contemporary radiator. Feature character beams cleverly intercept the kitchen, providing a sense of separation to the breakfast area, whilst allowing the light from the UPVC sliding doors to flood the entire room. Ample room for a dining table. Radiator. Consumer unit. Gas fired boiler.

Living Room

Character feature beams create a cosy setting to this great size living room. A gas fireplace with a brick surround and hearth creates a wonderfully practical focal point to the room. Ample room for living furniture. Two UPVC double glazed windows to the rear. Two radiators.

Dining Room

This light and bright double aspect room has a UPVC double glazed window to the front and to the side. Ample room for a family dining table. Radiator.

First Floor

Landing

Switch back stairs open to the landing, with a UPVC double glazed window to the front. Loft hatch leading to the spacious roof void with a light, ladder and part boarding. Doors to:-

Bedroom One

This incredibly spacious bedroom benefits from two built-in double wardrobes, both offering hanging and folding storage with a fitted dressing table, between them, with further over head storage. Two UPVC double glazed windows to the rear. Door to:-

En Suite

Comprising a panel bath with Victorian style telephone shower head and taps with tiled surround, a pedestal sink with tiled splash back and a push handle flush toilet. Wall mounted mirror. UPVC opaque double glazed window to the side. Radiator.

Bedroom Two

This great size double bedroom offers generous room for freestanding or built in furniture, if desired. UPVC double glazed window to the rear with radiator below. A discreet cupboard houses the hot water tank, with slatted linen storage, above.

Bedroom Three

This good size double bedroom benefits from an integrated wardrobe providing hanging and folding space. Ample room for further freestanding or built in furniture, if desired. UPVC double glazed window to the front with radiator below.

Bedroom Four

UPVC double glazed window to the front with radiator below. Ample room for freestanding or built in furniture, if desired.

Family Bathroom

This partially tiled suite comprises a 'P' bath with a curved glass shower screen, a Mira monsoon shower with a wall mounted shower head and chrome taps. A push button flush toilet with concealed cistern and a sink with mixer tap are set into a vanity unit, providing discreet storage. Heated towel rail. Wall mounted vanity mirror with sensor lighting. UPVC opaque double glazed window to the side. Extractor.

Rear Garden

A patio runs across the rear of the property, allowing a space to sit and relax, before opening to provide an area ideal for outside dining and entertaining. A step leads to an area of manicured lawn with a further step leading to a second area of lawn, both surrounded by an impressive range of established plants and shrubs, including a delightful ornamental cherry tree. Secure gated side access leads to the front of the property with outside tap. Rear access to the impressive garage.

Front Garage & Parking

A generous brick paved driveway allows parking for several cars, with ease and is directly to the front of the double garage, with two electric roller doors opening to a large garage space with power and lighting as well as the addition of overhead storage with ladder. The garage is naturally light due to a glazed window and door to the rear. Beside the driveway is a generous area of lawn, creating an open and attractive outlook. A pathway leads to the front door, with a raised brick flower bed bursting with lavender. Outside light.

Additional information

Wealden District Council. Council Tax Band F.



Floor Plan



Viewing

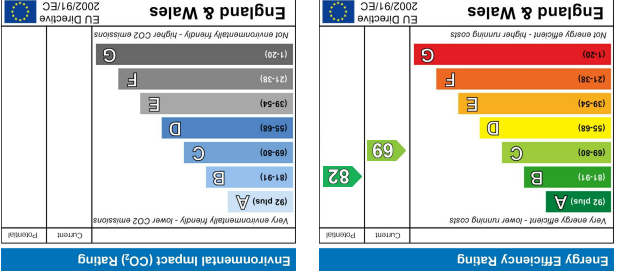
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Energy Efficiency Graph



Area Map

