



44A Bridger Way  
Crowborough, TN6 2XE  
Price Range £325,000



PRICE RANGE: £325,000 - £350,000

## A Serene Haven – Your Perfect Home Awaits

Tucked away in a peaceful cul-de-sac on the sought-after Montargis development, this light-filled semi-detached home is a sanctuary of comfort and charm. Occupying a larger-than-average corner plot, this residence offers an exceptional blend of space, privacy, and convenience, perfect for those who desire a tranquil lifestyle without compromising on accessibility.

**Step Inside & Feel at Home:** From the moment you step through the front door, the warmth of this home embraces you. The spacious lounge, bathed in natural light from floor-to-ceiling windows, creates a welcoming ambiance that invites you to relax and unwind. Imagine curling up with a book as the soft glow of the afternoon sun filters through, or enjoying an intimate gathering with loved ones as laughter fills the space.

The modern kitchen is thoughtfully designed, offering a stylish yet practical space where cooking becomes a joy rather than a chore. With ample counter space and views overlooking the expansive garden, meal preparation feels like a delightful experience rather than a routine task.

**A Garden to Cherish:** A true highlight of this home is the beautifully proportioned rear garden. Wrapping around the corner plot, this generous outdoor space provides endless possibilities - whether you envision summer barbecues on the paved patio, children playing freely on the lush lawn, or simply unwinding in the peaceful seclusion it offers. Fully enclosed by fencing, the garden ensures both privacy and security, making it an ideal haven for families, pet owners, or those who simply love the outdoors.

**Upstairs Retreat:** Ascending the staircase, you'll find two well-proportioned bedrooms, each designed to offer a restful retreat at the end of the day. Wake up to the gentle sounds of birdsong, as natural light streams through the windows, creating a calming and refreshing atmosphere. The family bathroom, with its modern fittings, provides the perfect space to start or end your day with a touch of luxury.

**A Location That Has It All:** This home's prime location offers both tranquility and accessibility. Families will appreciate the proximity to three highly regarded primary schools and an outstanding Ofsted-rated secondary school, all within walking distance. For commuters, the mainline rail service at nearby Jarvis Brook ensures easy access to London in just under an hour. Meanwhile, the historic spa town of Royal Tunbridge Wells, with its vibrant shopping, dining, and cultural scene, is only 7 miles away. And for those who crave coastal escapes, Brighton and Eastbourne are both comfortably within reach in under an hour's drive.

**A Home That Speaks to You:** Whether you are drawn to the visual appeal of its airy interiors and lush garden, the tangible sense of space and comfort, or the quiet harmony of its surroundings, this home offers something truly special. Don't miss the opportunity to make it yours, schedule a viewing today and experience the magic for yourself.

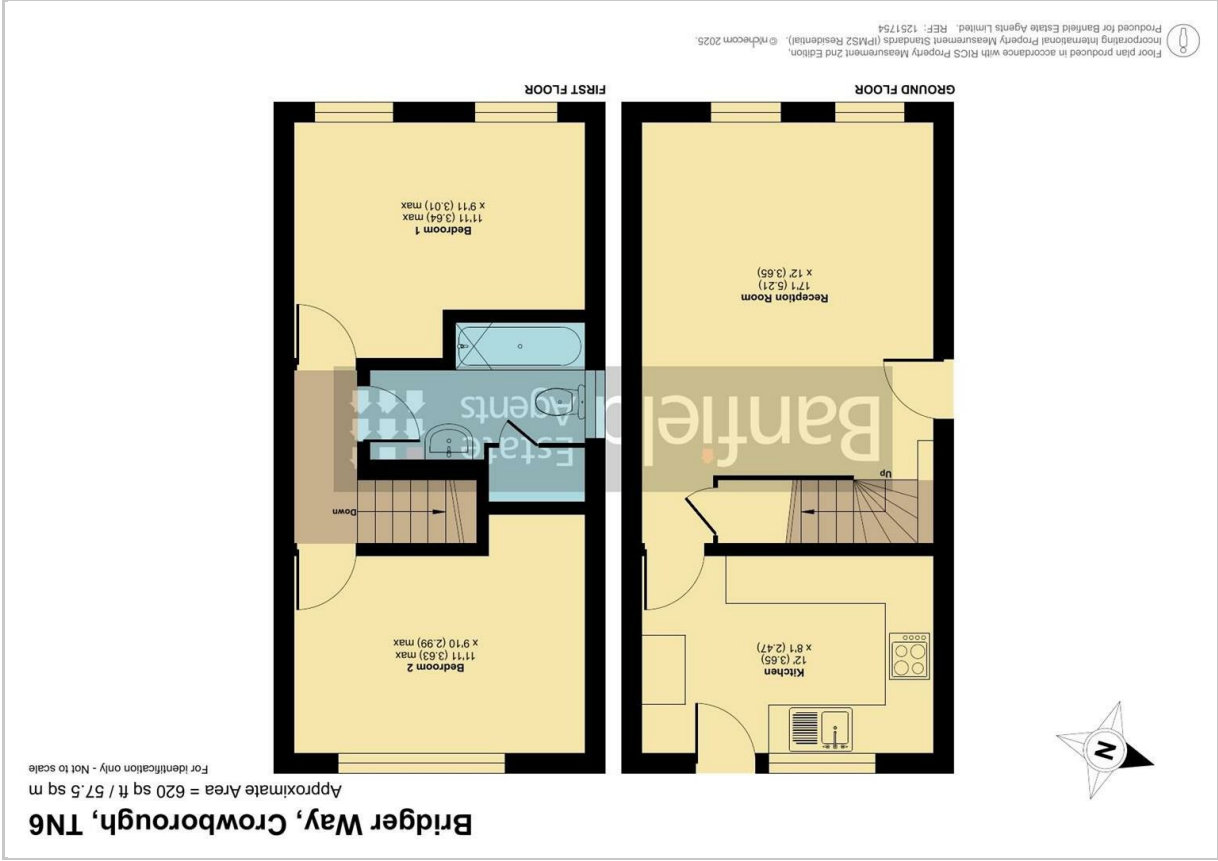








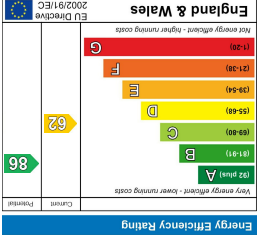
Floor Plan



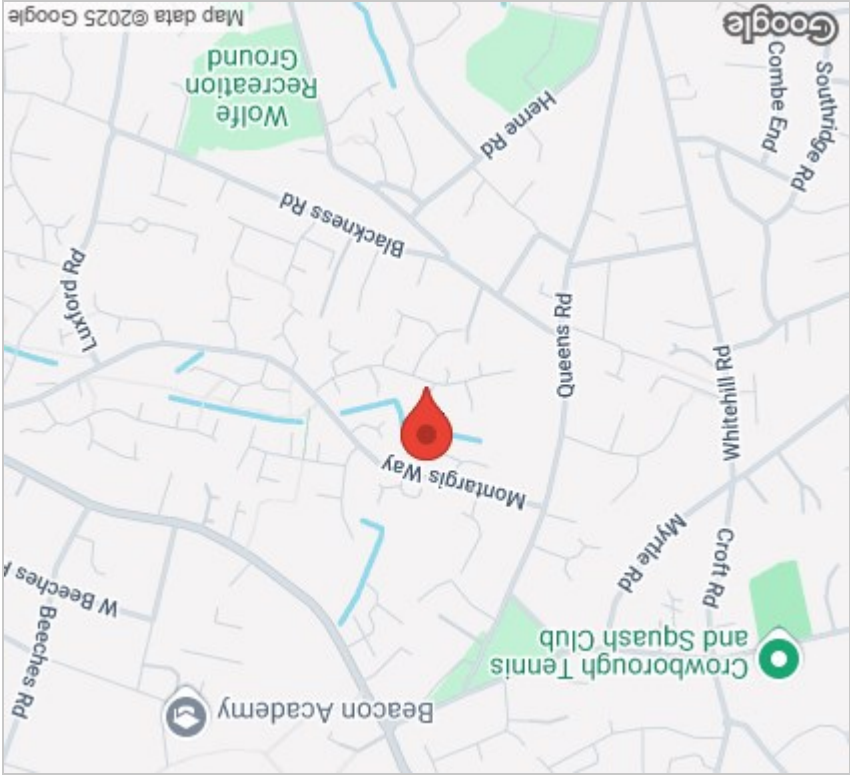
Viewing

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Energy Efficiency Graph



Area Map



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