



Queens Road
Crowborough, TN6 1PT
Asking Price £375,000



Banfield Estate Agents are proud to present this Victorian two bedroom, bay fronted semi-detached house, located in a popular position within walking distance of Crowborough town centre and widely regarded schools. The property comprises a living room, dining room, kitchen and utility room/ lean-to on the ground floor, with two double bedrooms, a bathroom and toilet on the first floor. Externally the rear garden is mainly laid to lawn with driveway parking for three cars, to the front.

Entrance

Entered via an opaque UPVC double glazed door. Opening to:-

Hallway

The light and airy entrance hall sees stairs rising to the first floor. Radiator. Doors to:-

Living Room

This spacious living room has a UPVC double glazed bay window to the front, creating a light and bright room. A beautiful cast iron fireplace with a tile surround creates a focal point to the room. Dado rail and picture rail detailing. Radiator.

Dining Room

A charming dining room, boasting a cast iron fireplace with stone hearth. Access to the under stairs cupboard which houses the consumer unit and electric meter whilst also allowing generous storage. UPVC double glazed window to the rear. Radiator. Picture rail detailing.

Kitchen

Black gloss wall and base units line one end of this kitchen, paired with a granite effect work tops and tiled splash backs, allowing generous preparation and storage space. Ample room for a fridge freezer and cooker. A one and a half bowl stainless steel sink with drainer and mixer tap sits below a UPVC double glazed window to the side with an additional UPVC double glazed window to the rear. Recessed spotlighting. A door to:-

Lean-To Utility Area

This clever addition allows further covered storage with power and lighting which allows space and plumbing for a washing machine and tumble dryer. A door leads to the rear garden with integrated cat flap.

First Floor

Landing

This light and bright landing has a generous storage cupboard with an additional cupboard, above. The loft hatch leads to the roof void with full boarding, a light and a ladder. Doors to:-

Bedroom One

This incredibly large double bedroom allows generous room for freestanding or built in furniture. Two UPVC double glazed windows to the front. Radiator.

Bedroom Two

This double bedroom allows ample room for built in or freestanding furniture. UPVC double glazed window to the rear. Radiator.

Bathroom

This partially tiled suite comprises a back-to-wall Jacuzzi bath with curved surround, chrome mixer taps with a wall mounted shower head and hose with a fitted oval shower curtain rail. A sink with chrome mixer tap is set over vanity storage with a sensor light wall mounted mirror, above. Heated towel rail. Recessed spot lights. A cupboard houses the gas fired boiler with slatted linen storage. UPVC opaque double glazed window to the front.

Toilet

A push button flush toilet sits below a UPVC double glazed opaque window, to the side.

Rear Garden

A patio runs across the rear of the property, proving an area to relax and enjoy outside dining whilst admiring the fully turfed lawn. Outside tap.

Parking

Private driveway providing parking for three cars.

Additional Information

Wealden District Council. Council Tax Band C.



Floor Plan



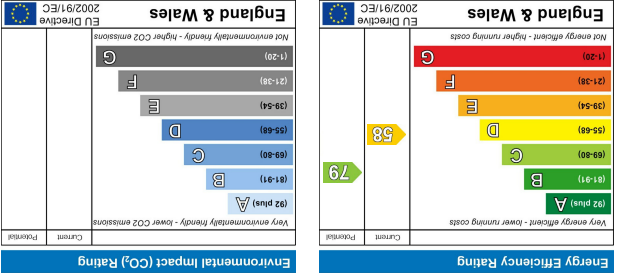
Viewing

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.

Area Map



Energy Efficiency Graph



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