



2 Montargis Way  
Crowborough, TN6 2XN

Price Range £500,000



PRICE RANGE: £500,000 - £525,000

### Versatile Family Living in a Bright, Private Setting

A deceptively spacious and wonderfully flexible home, tucked away in a peaceful setting that blends style, practicality, and comfort in equal measure.

Step into the welcoming entrance hall with warm wooden flooring underfoot, setting the tone for the rest of the property. To your right, you'll find a generous L-shaped sitting room filled with natural light. There's a cosy ambience here, enhanced by solid wood flooring and patio doors opening directly onto the private rear garden – a true extension of your living space on sunny days. A bonus room off the lounge is currently used as a home office but could just as easily be a reading nook, snug, or play area.

Back through the hallway, a spacious separate dining room offers the ideal setting for family meals, festive celebrations, or even a dedicated playroom or second office – the options are yours. A convenient downstairs W/C adds everyday practicality, while the modern kitchen, complete with sleek white units and contrasting black worktops, offers lovely garden views and easy access to the outdoors.

Upstairs, the layout continues to surprise. A spacious landing leads to a large double bedroom and a further room perfect as an office or nursery. Step up again to find the contemporary family bathroom, plus two more double bedrooms – including a fantastic principal suite with its own en suite shower room. One of the bedrooms is currently used as a workshop, showcasing just how much versatility this home provides.

The upstairs is carpeted throughout, adding warmth and comfort, while excellent storage ensures everything has its place.

Outside, the rear garden is a true sanctuary. With a sunny east-facing aspect, it's ideal for morning coffee or long, lazy lunches. A paved dining area leads to a raised lawn, fully enclosed for peace of mind with little ones or pets. There's also a pond, space for a greenhouse and shed, and plenty of room for growing vegetables or creating your dream outdoor haven.

To the front, a lawned garden frames the house beautifully, and there's the added benefit of a garage and off-road parking.

### Why Buyers Love It:

Adaptable layout for growing families, home workers, and hobbyists

Private garden perfect for alfresco living and safe play

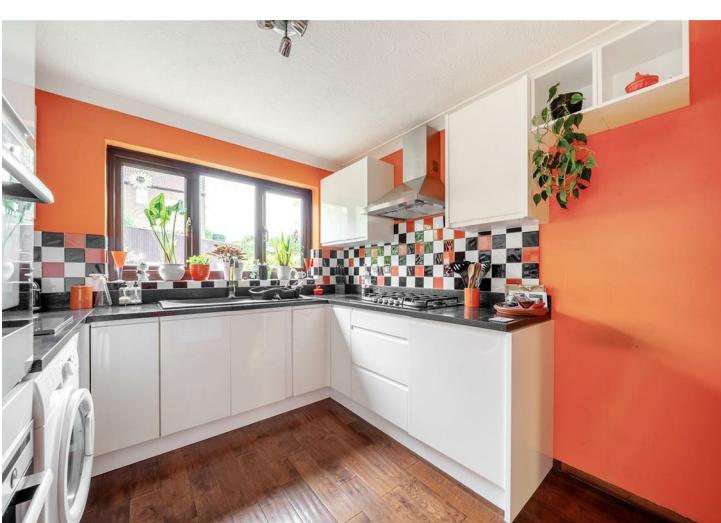
Multiple reception rooms offering flexible lifestyle options

Garage and off-road parking

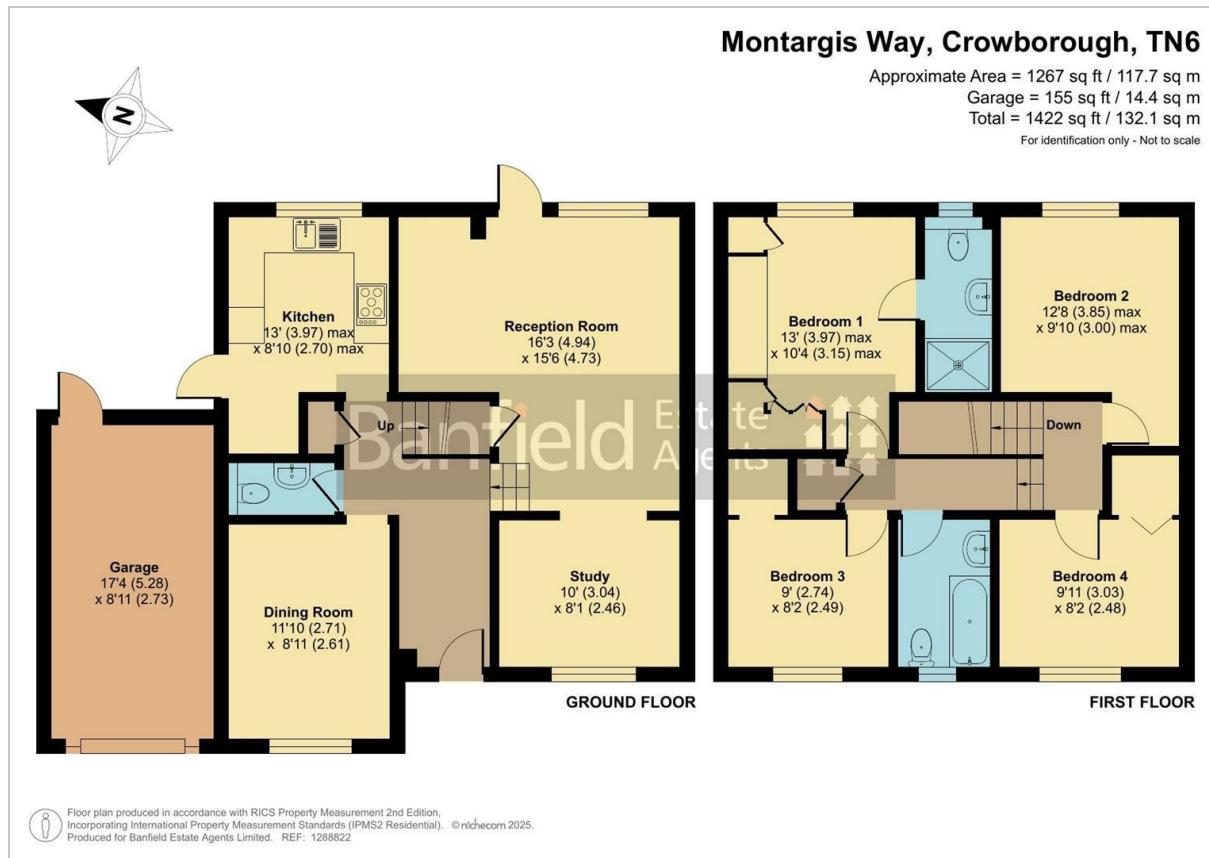
Bright, well-presented interiors with thoughtful storage throughout

This is more than just a home – it's a place that grows with you. Whether you're upsizing, relocating, or looking for a flexible space to suit modern living, 2 Montargis is ready to welcome you.





## Floor Plan

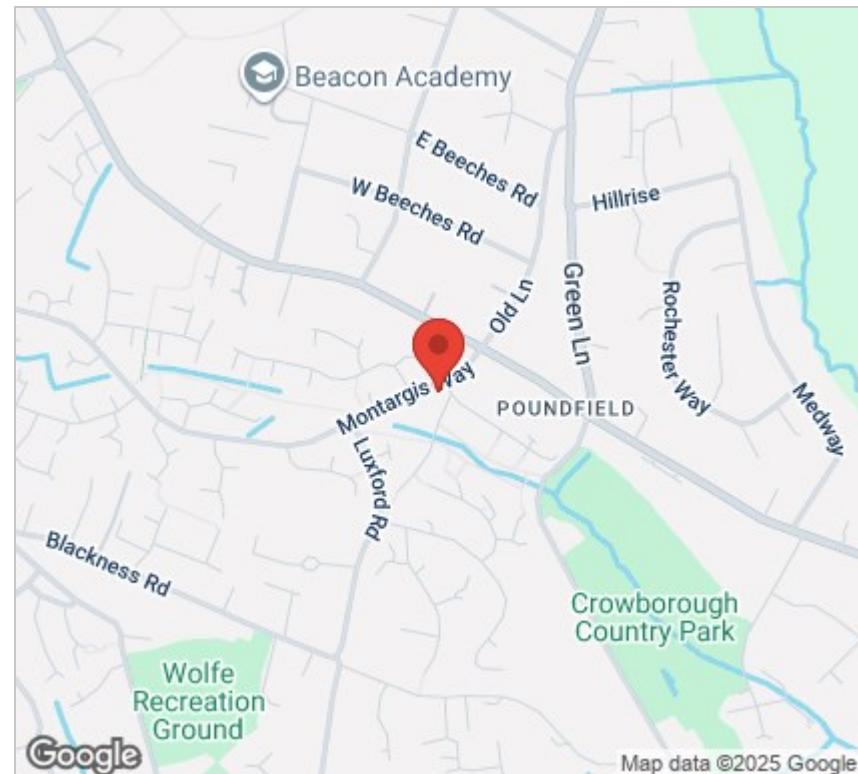


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © mchecom 2025. Produced for Banfield Estate Agents Limited. REF: 1288822

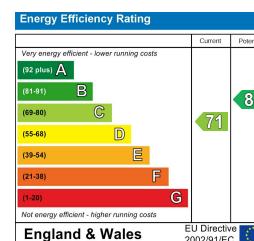
## Viewing

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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