

Banfield Estate Agents

11 Eridge Drive

Crowborough, TN6 2TJ

Asking Price £575,000

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This substantial four-bedroom family home offers generous accommodation throughout and is set behind a front garden with driveway parking and a double garage, providing both curb appeal and practicality.

The property is entered via a long and welcoming entrance hall, setting the tone for the spacious layout. To the front, the bright and airy lounge is substantial in size, featuring a bay window that floods the room with natural light. Double doors lead through to the dining room, creating an ideal layout for both everyday living and entertaining.

The kitchen is a generous size, offering ample base and wall units for storage, part-tiled walls, and lino flooring. It is fitted with a built-in oven and gas hob and enjoys a pleasant outlook over the garden. There is plenty of space for a table and chairs, making it a sociable family kitchen. A door leads through to a useful utility space, with a side door providing direct access to the garden.

To the rear, the conservatory is a peaceful retreat, featuring stone tiled flooring and fully glazed walls, allowing views of the garden that wraps around the property, offering a sense of privacy and calm.

Upstairs, the property continues to impress with a large, square and very spacious landing. The main bedroom is a generous double room with wooden flooring, built-in wardrobes, and a window overlooking the garden. It benefits from an ensuite shower room with half-tiled walls, shower cubicle, WC, and wash basin.

Bedrooms two, three and four are all well-proportioned double rooms, each benefiting from built-in wardrobes, with two enjoying front-facing aspects and one overlooking the rear garden.

The family bathroom is fitted with a WC, wash basin, heated towel rail, and a bath with overhead shower.

Externally, the rear garden is flat, private, and well-maintained, featuring a combination of patio and lawn, making it ideal for outdoor dining, relaxing, and family use.

This is a spacious and well-laid-out home, perfectly suited to family living, with excellent indoor and outdoor space throughout.

Located in the sought-after town of Crowborough, the property is within comfortable walking distance of the town centre, making it perfectly suited to families and those seeking a balance of town and country living.

The stunning Ashdown Forest is just a couple of miles away, providing miles of scenic walks, cycling routes and opportunities to explore the surrounding countryside, including the much-loved Pooh Corner. Royal Tunbridge Wells is also within easy reach by car, offering an excellent range of boutique shops, restaurants, cultural attractions and well-respected grammar schools.

Council Tax Band F | Chain Free











Floor Plan



11, Eridge Drive, Crowborough, TN6 2TJ

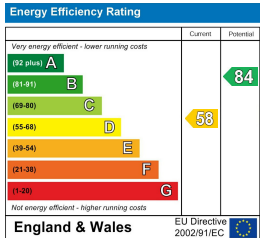
Total Area: 177.9 m² ... 1915 ft²

All measurements are approximate and for display purposes only

Area Map



Energy Efficiency Graph



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.

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