



Wolfe Cottage Blackness Road

Crowborough, TN6 2NA

Asking Price £425,000





Banfield Estate Agents are delighted to offer to the market this unique, three bedroom family home situated on the outskirts of the Wolfe Recreation Ground, conveniently located for the local primary schools, station and the park itself of course! The ground floor of this property benefits from a fitted kitchen, utility room and two well proportioned reception rooms. The first floor accommodation comprises of three generous bedrooms and a family bathroom. Externally the property has an off road parking space and a private courtyard to the rear. Internal viewing is highly recommended to appreciate the fantastic location and potential of this home.

**Entrance**

Step up to part glazed UPVC front door. Opening into:-

**Porch**

UPVC double glazed window to either side. Tiled flooring. Opaque glazed UPVC door into:-

**Hallway**

Stairs rising to first floor. Doors to:-

**Second Reception Room**

Feature fireplace with woodburning stove, brick hearth and surround. UPVC double glazed window to front. Radiator.

**Living Room**

Dual aspect room with UPVC double glazed windows to the front and rear of the property. Radiator. Door to:-

**Inner Hallway**

Useful under stairs storage cupboard and two further storage cupboards. Radiator. Vinyl flooring. Part glazed UPVC door out to the courtyard.

**Kitchen**

A range of wall and base units with laminate worktop and tiled splashback. Space for oven with stainless steel extractor hood above. Ceramic one and a half bowl sink and drainer with chrome tap and UPVC double glazed window above. Space for fridge and space and plumbing for washing machine. Additional UPVC double glazed window to the rear with radiator below.

**Utility Room**

Wall mounted gas fired boiler and UPVC double glazed window to the side.

**First Floor**

**Landing**

Split level landing, UPVC double glazed window to side with radiator below. Loft hatch. Storage cupboard. Doors to:-

**Bedroom One**

Spacious double bedroom with UPVC double glazed window to the front. Radiator.

**Bedroom Two**

Another nice size double bedroom with UPVC double glazed window to the front. Radiator.

**Bedroom Three**

A third decent size dual aspect bedroom with two UPVC double glazed windows. Radiator.

**Family Bathroom**

This part tiled bathroom comprises of a bath with wall mounted 'Mira Go' shower above. Push handle flush toilet, pedestal sink with tiled splashback. Heated towel rail. Extractor fan. Vinyl flooring. Opaque UPVC double glazed window.

**Courtyard**

Low maintenance and private courtyard to the rear of the property. Side gate to:-

**Parking**

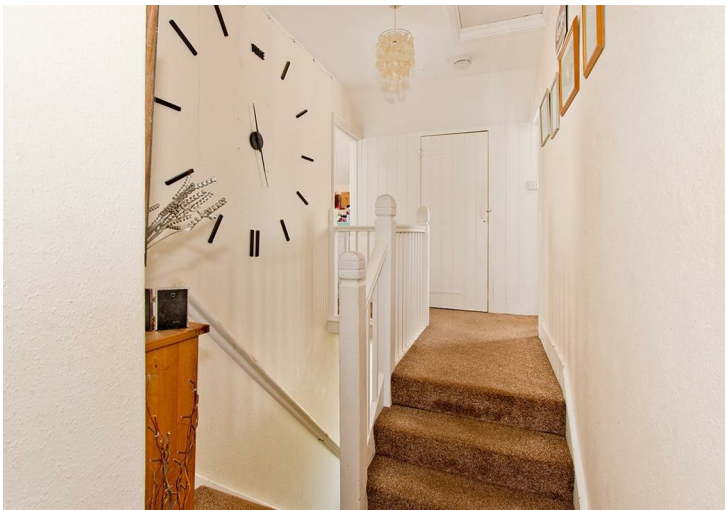
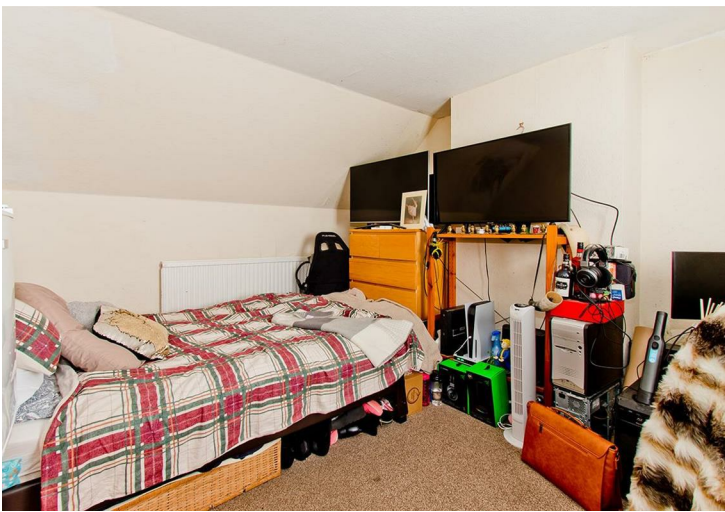
Off road parking for one car.

**Additional Information**

Council Tax Band C. Wealden District Council.







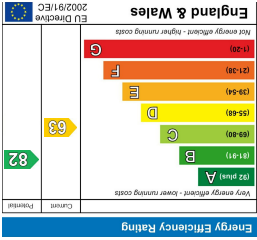


Floor Plan

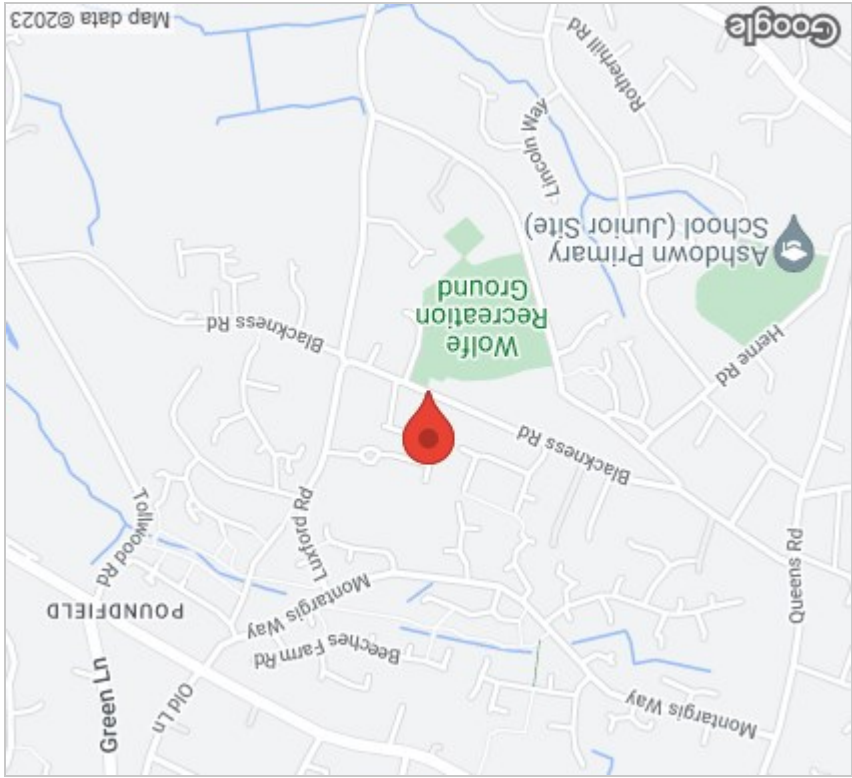


Viewing

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.



Energy Efficiency Graph



Area Map

01892 653333

The Broadway Crowborough, East Sussex, TN6 1DE

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