



17 Coldharbour Close  
Crowborough, TN6 1EU  
Price Guide £445,000

Situated in a sought-after and rarely available quiet cul-de-sac on the popular Montargis Estate, this well-presented, immaculately redecorated, chain-free, detached three-bedroom home offers spacious and versatile accommodation, ideal for families, commuters, down-sizers or retirees.

The property has a neatly maintained front garden. The driveway accommodates two cars and there is an attached garage with an up-and-over door, plus rear door leading through to the private, south-facing back garden. The deep, gabled garage is ideal for storage of bikes, additional appliances or equipment as well as a car.

Upon entering, you are welcomed by a bright entrance hall with a part-glazed front door. There is a useful large under-stairs storage cupboard. Double part-glazed doors lead into the lounge, creating a lovely sense of flow throughout the ground floor. The lounge itself is bright and airy, featuring a charming stone fireplace feature and double doors opening into the dining room.

The dining room provides an excellent space for entertaining, with direct access to the kitchen and sliding doors leading into the conservatory. Newly refurbished to a high standard, the conservatory boasts a half-brick construction with glazed windows and roof, creating a light-filled space overlooking the garden, with double doors opening onto the rear garden

The kitchen is well-equipped with a rear-facing window, sink with mixer tap, space for a washing machine and upright fridge/freezer, and an electric double oven with gas hob. Additional features include under-unit lighting, tiled flooring, and a part-glazed door providing convenient side access.

A modern, newly refitted downstairs cloakroom completes the ground floor, with a dual-flush toilet, large wash hand basin set upon a handmade oak storage unit, centrally-heated chrome towel rail and attractive flooring.

The generous main bedroom overlooks the rear garden and distant rooftops. It has a new carpet and benefits from a range of built-in furniture, including wardrobes, bedside tables, and a dressing table. It also features a modern en-suite shower room with part-tiled walls, tiled flooring, wash hand basin with built-in storage and a frosted window.

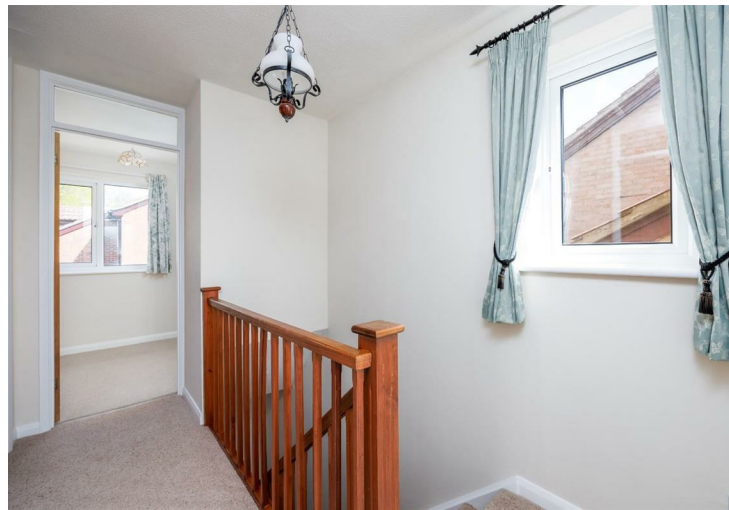
Bedroom two is a spacious double room with a window to the front, while bedroom three is a well-proportioned single room, also front-facing, with a built-in wardrobe offering hanging space and shelving.

The fully-tiled family bathroom is modern and stylish, comprising a P-shaped bath with shower and screen, W.C., and basin set within built-in storage units, complemented by a tile-patterned vinyl flooring and a frosted rear window.

The rear garden, enclosed by fencing and hedging, has a highly desirable southerly aspect. The conservatory and large patio area are beautifully private and provide the perfect spot for al fresco dining and relaxation. There is access to the garage and a side gate leading to the front of the property. For the eco-minded, it is worth noting that the south-facing large roof area would be ideal for the installation of solar panels.

For commuters, Jarvis Brook mainline station offers convenient access to London Bridge in approximately one hour, while local bus services connect to surrounding towns. The area is also well served by a range of highly regarded schools, both state and private, making this an excellent choice for families. Ashdown Forest and South Downs National Park are within easy reach.

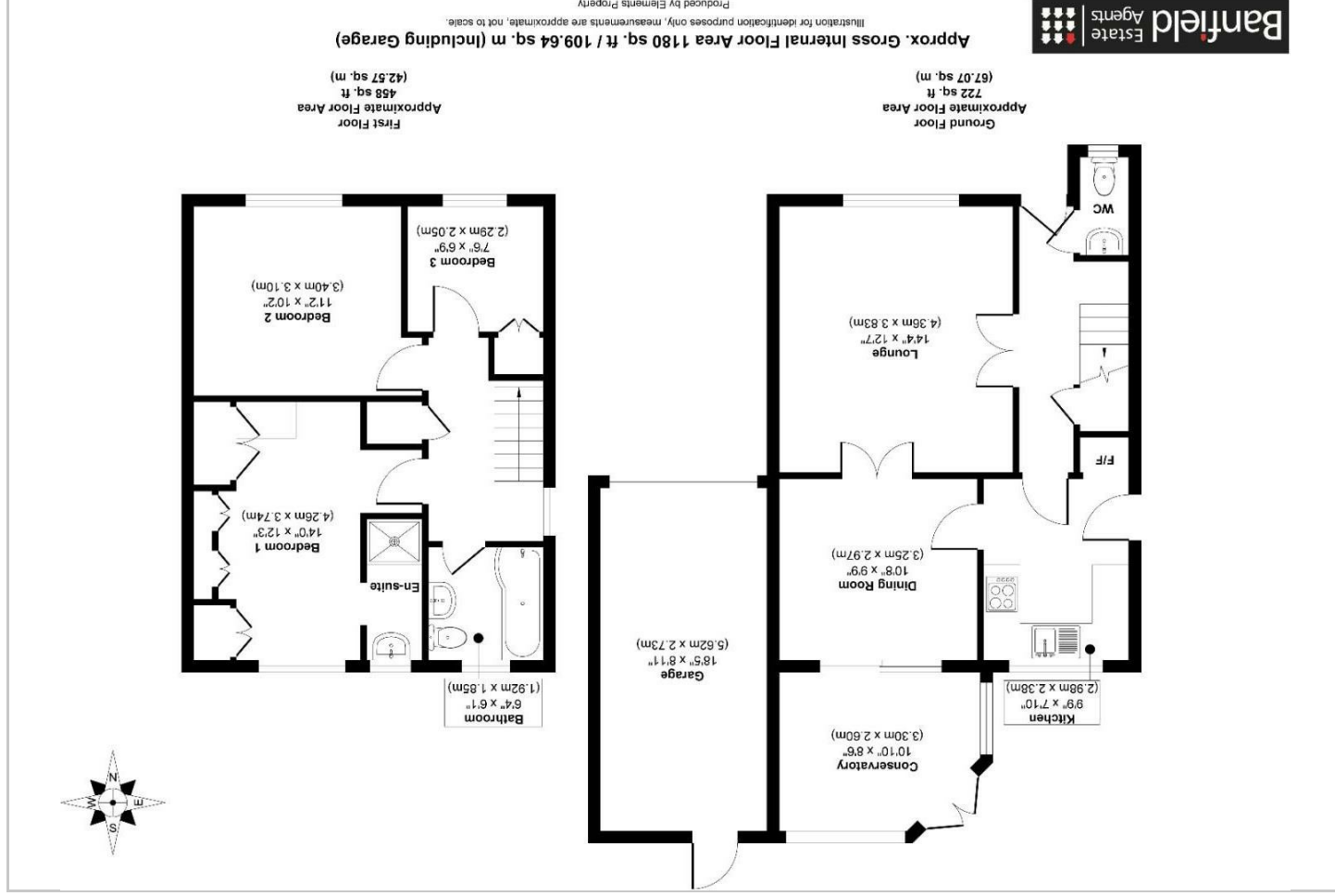




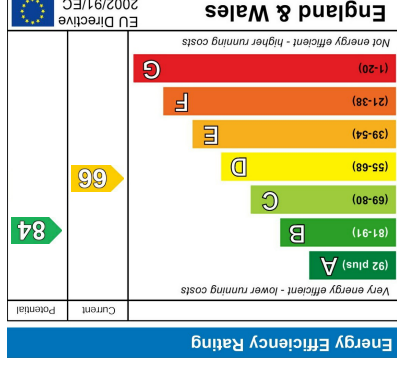
## Viewing

Please contact our Banfield Estate Agents Office on 01892 653333

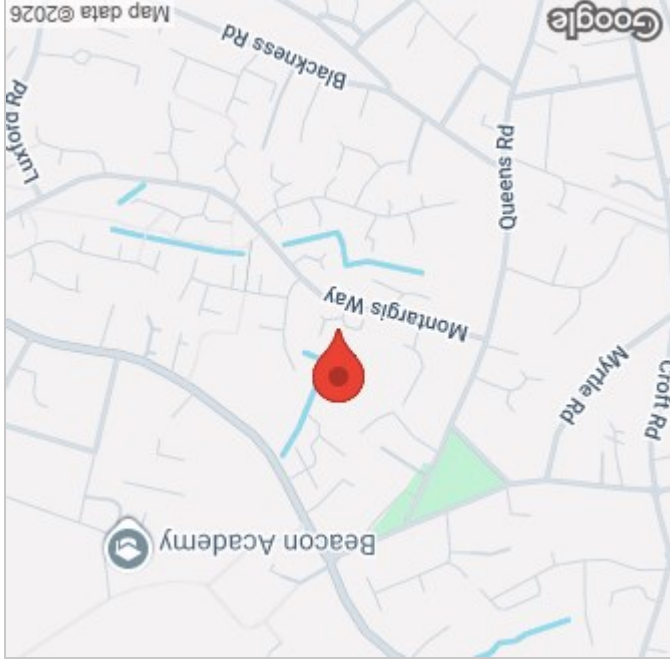
if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Energy Efficiency Rating Graph



Area Map

# 01892 653333

The Broadway Crowborough, East Sussex, TN6 1DE | [www.banfieldresidential.com](http://www.banfieldresidential.com) | [info@banfieldresidential.com](mailto:info@banfieldresidential.com)

We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. These particulars are intended to give a fair description of the property, as a guide to prospective buyers. Accordingly (a) their accuracy is not guaranteed and neither Banfield Residential Sales and Lettings Limited nor the Vendor(s) do not constitute an offer or contract of sale. (c) None of these statements contained in these particulars is to be relied upon as a statement or representation of fact. (d) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars, and (e) the Vendor(s) do not make or give and neither Banfield Residential Sales and Lettings Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.