



Wolfe Cottage Blackness Road

Crowborough, TN6 2NA

Price Range £350,000





PRICE RANGE £350,000 - £375,000

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:-

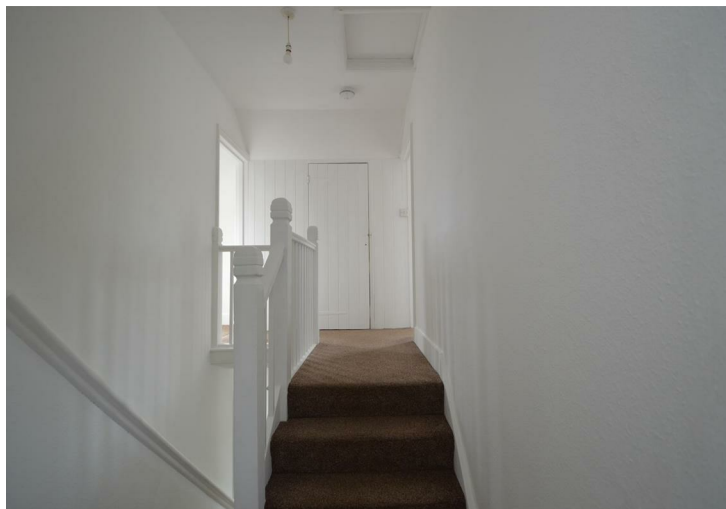
#### Parking

Off road parking for one car.

#### Additional Information

Council Tax Band C. Wealden District Council.



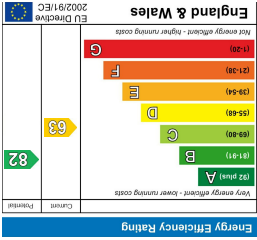


Floor Plan

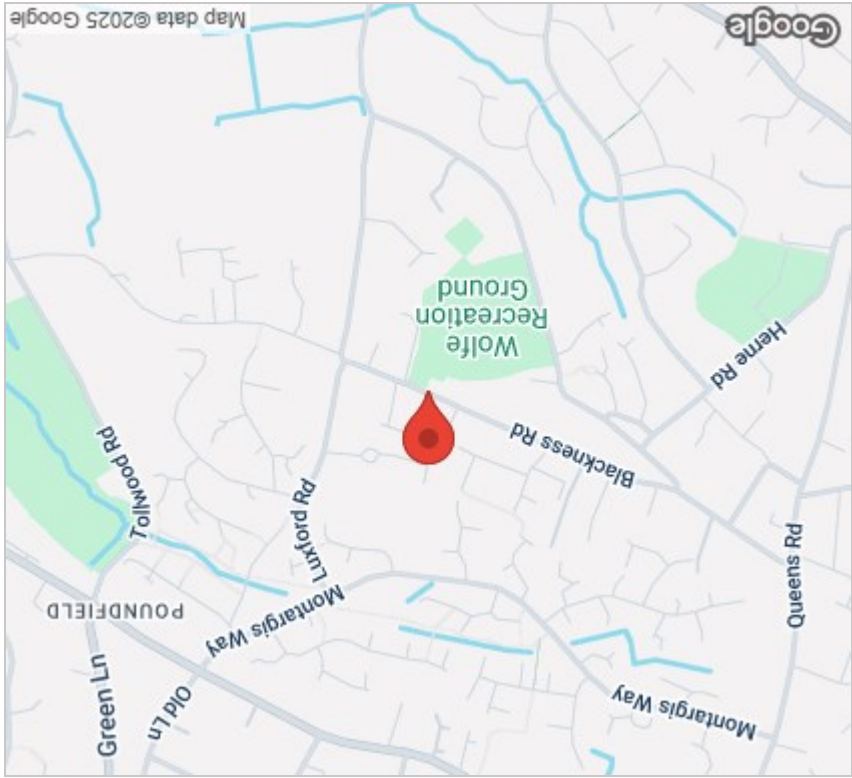


Viewing

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

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) accept any liability in respect of their contents, b) they 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.