

DOORKNOBS

Your Best Move Yet



Birchden Queens Road, Crowborough, TN6 1PX

£825,000



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Discover the epitome of modern family living in this well presented four-bedroom, three-bathroom detached home. Boasting two reception rooms, a utility room, and a separate home office, this residence offers both space and functionality.

The property's highlights include a contemporary open-plan kitchen/diner with high-gloss fittings and integrated appliances, a spacious living room with French doors leading to the patio, and four generously sized double bedrooms, two of which feature en-suite facilities. Outside, a well-manicured garden with multiple terraces and a greenhouse awaits, along with ample off-road parking for up to four cars. With its stylish interiors, versatile living spaces, and convenient amenities, this property sets the standard for comfortable family living.

Location

Nestled amidst the picturesque landscapes of East Sussex, Crowborough Town offers a charming blend of natural beauty and modern conveniences. Renowned for its tranquil atmosphere and verdant surroundings, this idyllic town beckons with an array of outdoor recreational opportunities, including scenic walks in the sprawling Ashdown Forest and leisurely strolls around the picturesque Crowborough Country Park.

Beyond its natural allure, Crowborough Town boasts a vibrant community spirit and a wealth of amenities to cater to residents' needs. Explore the bustling High Street, lined with quaint shops, cozy cafes, and local eateries offering delicious fare. For leisure and fitness enthusiasts, the town offers a range of sports facilities, including tennis courts, golf courses, and leisure centers.

Families will appreciate the excellent local schools and childcare options, while commuters benefit from easy access to nearby towns and cities via reliable transport links, including the Crowborough railway station.

With its serene ambiance, stunning scenery, and abundance of amenities, Crowborough Town stands as a delightful retreat for those seeking a peaceful yet well-connected lifestyle in the heart of East Sussex.

Description

Presenting a spacious and immaculately maintained detached family residence boasting four generously proportioned double bedrooms and three modern bathrooms. This impressive property features two reception rooms, a convenient utility room, and an external home office, complemented by a sprawling garden and ample off-road parking for approximately four vehicles.

Upon entry, you are greeted by a spacious entrance hall leading to a dining room through elegant double doors. The heart of the home is a generously sized open-plan kitchen/diner, tastefully outfitted with sleek white gloss units, complemented by a wood-effect countertop. The kitchen is equipped with a range of appliances including an oven, hob, American fridge/freezer, dishwasher, and wine fridge, with French doors seamlessly connecting to the patio area. The expansive living room exudes comfort and style, featuring neutral décor and a striking fireplace, with French doors providing access to the external patio. Additionally, the ground floor encompasses a practical boot room, a cloakroom with a hand basin and W.C, and a convenient utility room.

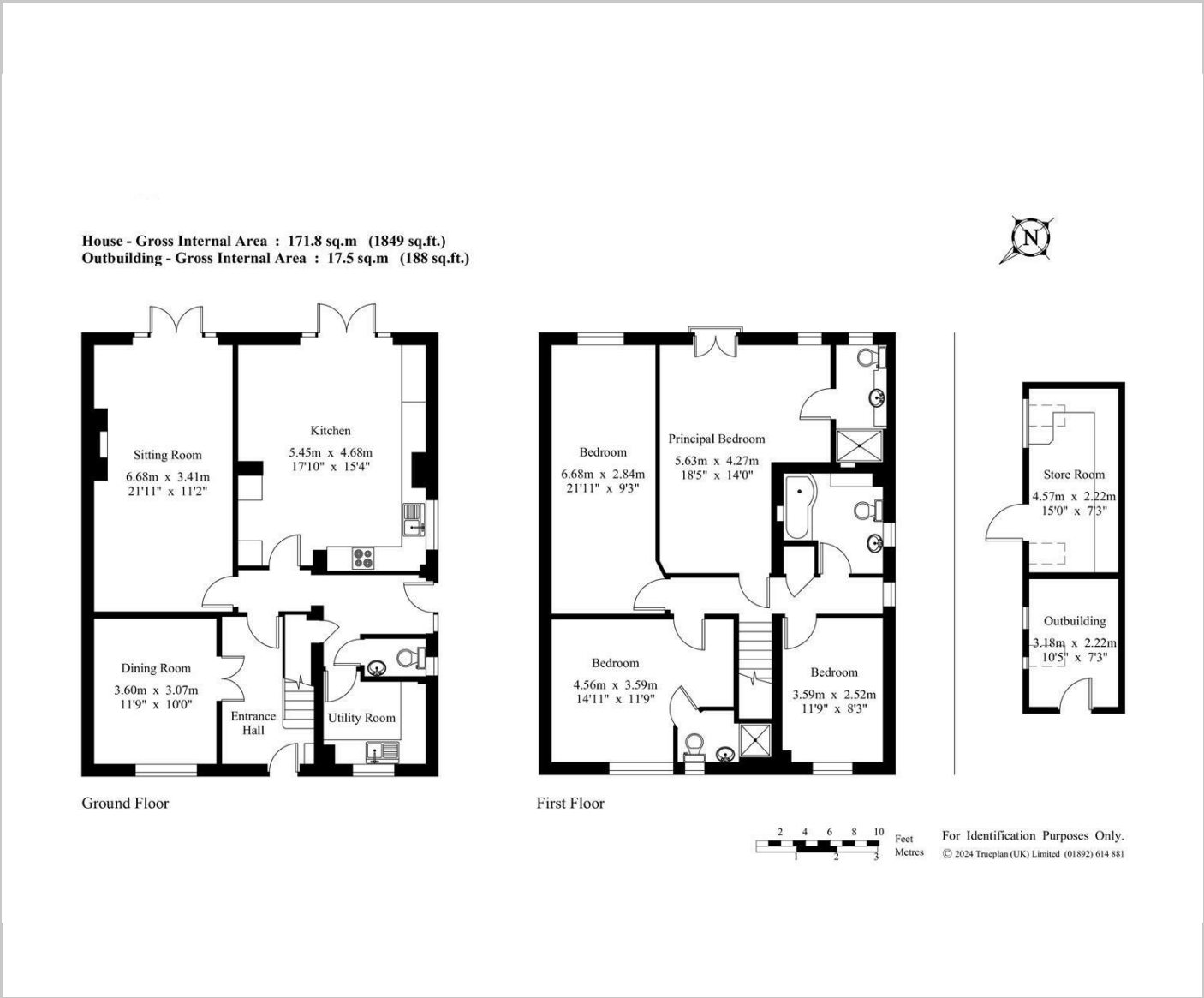
Ascending to the first floor, you'll find four sizable double bedrooms. The master bedroom is particularly noteworthy, boasting a Juliette balcony and a contemporary en-suite shower room. The second bedroom, overlooking the front, also offers ample space and its own en-suite shower room. Two further double bedrooms share a well-appointed family bathroom complete with a bath and shower combination, hand basin, and W.C.

Externally, the property boasts a fully equipped home office with double glazed windows, power, and lighting, alongside a large outbuilding ideal for storage and gardening equipment. The rear garden presents a generous patio area, a second wooden terrace, and an expansive lawned area, complemented by a greenhouse.

Conveniently, the property offers parking space for up to four cars at the front.



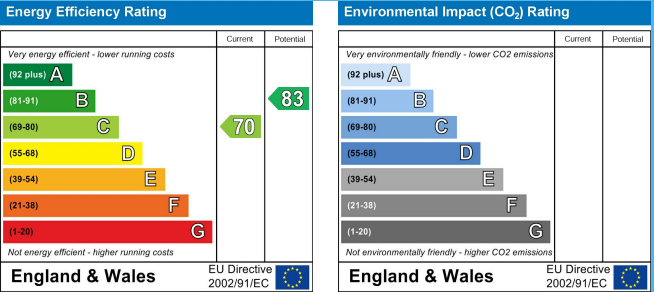
Floor Plans



Area Map



Energy Performance Graph



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