



7 The Aldene, Crowborough, East Sussex, TN6 3GN
Asking price £425,000

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We are delighted to offer this well presented four bedroom semi detached, three storey house situated in a quiet cul-de-sac position, the property benefits from, good size kitchen/diner, good size lounge with french doors onto the garden, large bedrooms with dressing area and en suite bathroom to the master bedroom, downstairs WC, Off street parking for two cars.

ENTRANCE

Wooden front door leads through to entrance hallway with inset coir doormat, wooden flooring with underfloor heating. Stairs leading to first floor.

CLOAKROOM

Low flush w.c, wash hand basin with storage below. Slate tiled splashback.

KITCHEN / BREAKFAST ROOM

A range of wooden wall, base and drawer units with black granite worksurface over. Inset butler sink. Space for washing machine, integrated dishwasher. Built in oven and hob with extractor over. Housing with space for freestanding fridge / freezer. Coats cupboard with hanging rail and storage.

LIVING ROOM

With wooden floors. Double glazed patio doors leading to rear garden.

FIRST FLOOR

BEDROOM TWO

Double glazed window to rear. Large double bedroom with built-in wardrobe. Radiator.

BEDROOM THREE

Large double bedroom with double glazed window overlooking rear garden.

BEDROOM FOUR

Double bedroom with built-in double

wardrobe. Double glazed window with aspect to the front of the property.

FAMILY BATHROOM

Suite comprising bath with chrome mixer taps, wash hand basin with vanity unit below. Fully enclosed shower cubicle and shower over with fixed shower head and further shower attachment. Low flush w.c. Ladder style radiator.

STAIRS TO SECOND FLOOR

MASTER BEDROOM

With double glazed window with aspect to the rear. Fitted wardrobe and dressing area. Radiator.

EN-SUITE

Double glazed window with aspect to the front of the property. Suite comprising bath with chrome mixer taps. Wash hand basin with vanity unit under. Low flush w.c. Fully enclosed shower cubicle with wall mounted shower. Ladder style radiator.

OUTSIDE

A Good size patio area with steps to an area of lawn . Timber garden shed.



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.

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