



47 Bridger Way, Crowborough, East Sussex, TN6 2XD
Asking price £425,000

Banfield Estate Agents | 

Banfield Estate Agents are delighted to offer this four bedroom detached family home nestled in a quiet corner of this popular residential cul-de-sac. The property benefits from three receptions, a good size kitchen and four good size bedrooms. There is off road parking to the front and single garage. The rear garden has a good size level area of lawn and two areas of decking. EPC = C

ENTRANCE HALL

UPVC double glazed front door. Door to downstairs w.c. Stairs leading to first floor.

CLOAKROOM

With UPVC opaque window to the side. Low level w.c., pedestal wash basin.

LOUNGE

UPVC double glazed French doors and windows to rear garden with built-in blinds. Vinyl wood effect flooring. Feature fireplace. Smooth and coved ceiling. Radiator.

DINING ROOM

UPVC double glazed window to front with built-in blinds. Radiator. Smooth and coved ceiling with inset spotlights. Double doors leading to..

KITCHEN

UPVC double glazed window to rear and UPVC double glazed door to side. A range of cream shaker style wall and base units with roll edge worktops and breakfast bar. Inset one and half bowl stainless steel sink with drainer and chrome mixer tap. Fully integrated Bosch fridge / freezer, Fully integrated dishwasher. Neff ceramic hob with concealed extractor over. Neff double oven. Space and plumbing for washing machine. Plinth heaters. Concealed worktop lighting and over unit lighting. Smooth ceiling with inset spotlights. Vinyl flooring.

RECEPTION ROOM 2 / STUDY

UPVC double glazed window to rear with in-built blinds. Smooth and coved ceiling. Vinyl flooring. Radiator. Door to garage.

LANDING

Loft access. Airing cupboard with built-in heater.

BEDROOM ONE

UPVC double glazed window to rear. Smooth ceiling. Radiator.

BEDROOM TWO

UPVC double glazed window to front. Smooth ceiling. Radiator.

BEDROOM THREE

UPVC double glazed window to rear. Smooth ceiling. Radiator.

BEDROOM FOUR

UPVC double glazed window to front. Built-in cupboard. Smooth ceiling. Radiator.

FAMILY SHOWER ROOM

UPVC double glazed obscured window to the rear. Wash hand basin with vanity unit under. Chrome mixer taps. Low level w.c. With concealed cistern into vanity storage unit. Large shower cubicle with chrome rainfall shower. Smooth ceiling with inset spotlights.

OUTSIDE

To the FRONT of the property is off street

parking for two vehicles. Small lawned area. The rear garden commences with wrap around composite decking with steps leading up to a flat lawned area. Further area of decking to rear ideal for entertaining.

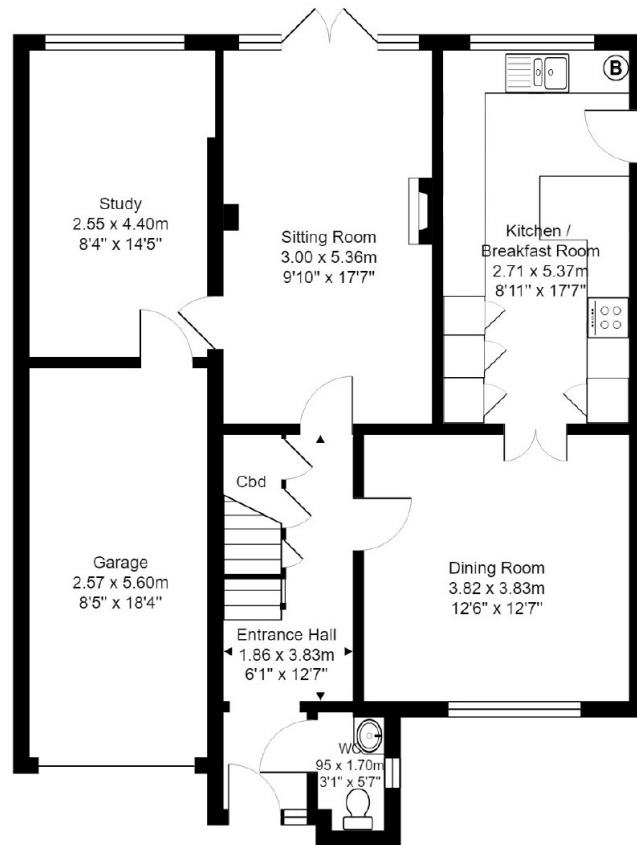
GARAGE

Up and over door. Power and light connected.

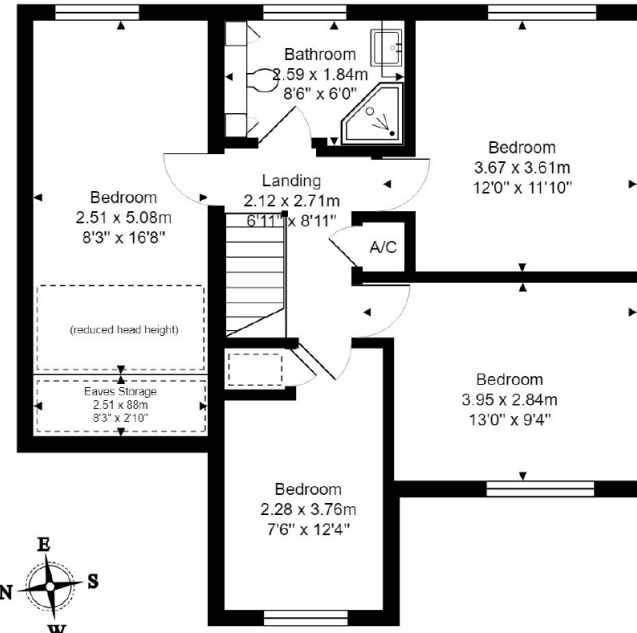
SOLAR PANELS

To the rear of the roof, the owners have installed Solar Panels, to solar panels are solely owned and will be transferred to a new owner. Further information on the tariff can be supplied.





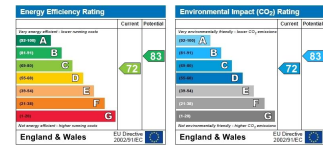
Ground Floor
Area: 84.9 m² ... 914 ft²



First Floor
Area: 58.8 m² ... 633 ft²

Total Area: 143.8 m² ... 1548 ft²

All measurements are approximate and for display purposes only



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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