



**FOR SALE**  
01892 653333  
Banfield Estate Agents

7 Beeches Farm Road, Crowborough, East Sussex, TN6 2NY  
£425,000

**Banfield** Estate Agents 

We are delighted to bring this light and spacious 4 bedroom family home to the market. It is ideally situated near to local senior and primary schools, also within walking distance of the mainline station and the local bus stop. The property comprises of four bedrooms with the master bedroom en suite. There are three reception rooms and a detached garage. The garden is delightful and laid to lawn and mature shrubs. We recommend a viewing as soon as possible.

### **ENTRANCE HALL**

Composite part glazed door leads through to entrance hall. Large coir doormat. Radiator. Stairs leading to the first floor. Stairs leading down to lounge area. Large coats cupboard with electrical point.

### **CLOAKROOM**

UPVC opaque window to the side. Low flush WC. Small wall hung wash basin with chrome taps. Vinyl flooring.

### **DINING ROOM**

UPVC leaded light window with aspect to the front. Radiator.

### **KITCHEN**

UPVC double glazed window with aspect to rear. Fitted with a range of beech wall and base shaker style units. Gloss black laminate worksurface over. Single stainless steel sink with drainer and chrome mixer tap. Space and plumbing for dishwasher. Space and plumbing for washing machine. Integrated fridge / freezer with tall larder cupboard to side (also housing consumer unit). Single electric oven and stainless steel extractor over. Part tiled walls. Wall mounted boiler. Vinyl flooring.

### **LOUNGE**

Accessed via steps from the hallway. Feature brick built fireplace with recess and wooden mantle over. UPVC French doors with glazed panel and window to each side. Understairs

storage cupboard. Wood effect laminate flooring. Two radiators. Glazed double doors lead through to

### **STUDY**

UPVC leaded light window to the front of the property. Radiator. Phone point.

### **FIRST FLOOR**

Split level landing.

### **BEDROOM**

UPVC double glazed window to the rear. Radiator.

### **BEDROOM**

UPVC double glazed leaded light window with aspect to the front. Large built in wardrobe cupboard. Radiator.

### **LANDING**

With access to part boarded loft with light.

### **FAMILY BATHROOM**

UPVC leaded light opaque window to the front of property. Panelled bath with chrome mixer tap. Shower riser with Aqualisa shower over. Low flush WC. Pedestal wash basin with chrome mixer taps. Chrome ladder style radiator.

### **BEDROOM**

With UPVC double glazed leaded light window to the front. Radiator.

### **MASTER BEDROOM**

UPVC double glazed window with aspect to the rear of the property. Large built in wardrobe cupboard. Door leads through to ..

### **EN-SUITE**

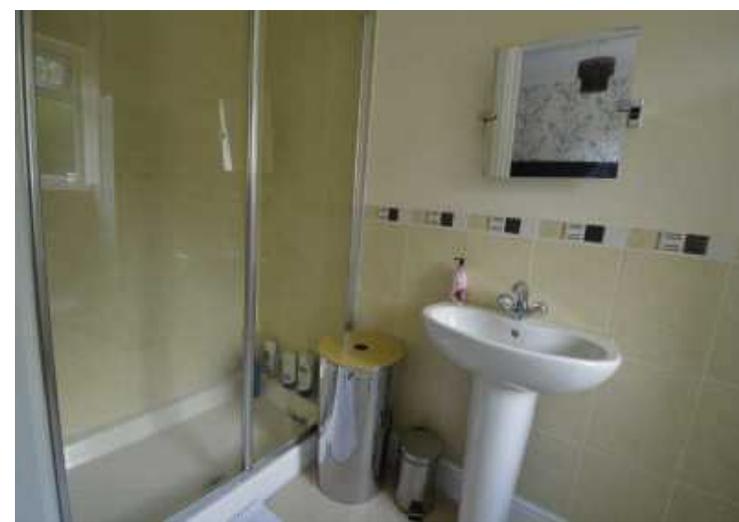
With UPVC double glazed opaque window to rear. Large fully enclosed shower cubicle with Aqualisa power shower over. Pedestal wash basin. Chrome ladder style radiator. Low flush WC.

### **OUTSIDE**

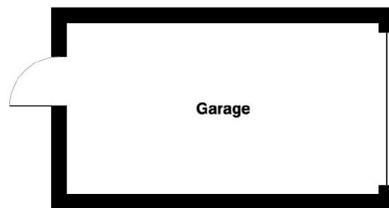
There is a large patio area with steps leading to an area of lawn with mature flower and shrub borders. Sleepers to the rear with raised flower beds, the whole being brick wall and fence enclosed. An arbour at the end of garden through to pathway leading to personal door to garage.

### **SINGLE GARAGE**

With up and over door and personal door to rear garden. Power and light connected. Vaulted ceiling.



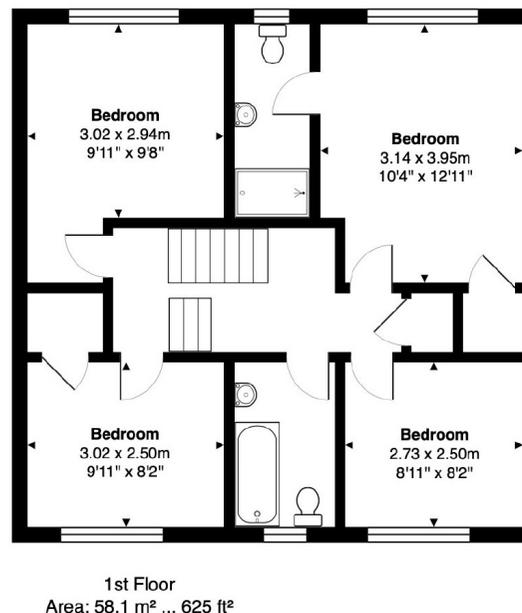
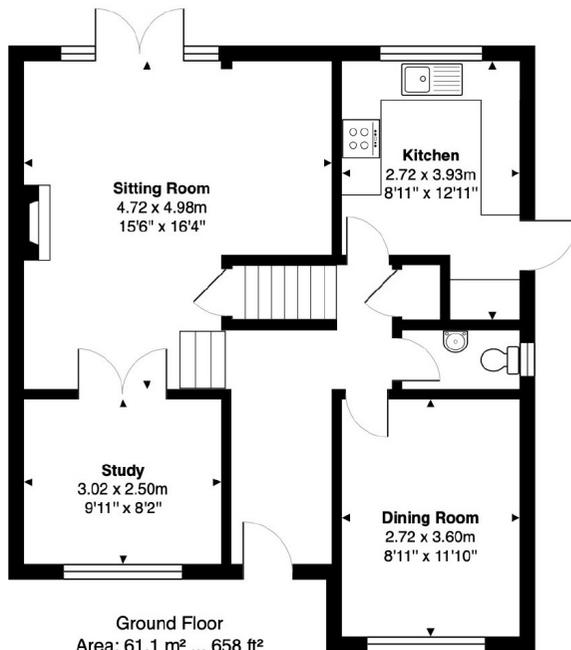
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
83	83	79	79
64	64	57	57
A	A	B	B
B	B	C	C
C	C	D	D
D	D	E	E
E	E	F	F
F	F	G	G
G	G	G	G



Garage (not shown in actual location)

Total Area: 131.6 m<sup>2</sup> ... 1417 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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