



34 Watson Way, Crowborough, Sussex, TN6 2FP
£429,950

Banfield Estate Agents 

A 4 bedroom bedroom town house situated very closely to the local schools and the Town centre. Built in 2010 the property enjoys a fully fitted kitchen, lounge/dining room, downstairs WC and conservatory. On the first floor there are two double bedrooms both with their own Ensuites. On the second floor there are a further two double bedrooms and a shared family bathroom. Outside benefits from a car port and a further parking space. To the rear is a pretty terraced courtyard. Viewing is essential to appreciate the space this property has to offer.

HALLWAY

Part glazed front door into spacious hallway. Radiator. Wood effect flooring.

KITCHEN

Door from hallway into a light and spacious fully fitted kitchen. To include integral dishwasher, washing machine, fridge freezer, double electric oven with fan and light over. Four ring gas hob set into granite worktop. Window to front and radiator. Space for small table and chairs.

DOWNSTAIRS WC

Part tiled walls with tiled flooring. Low level WC, basin and inset shelving with attractive lighting.

LIVING ROOM

Spacious room with windows to rear and double doors leading out to the conservatory. Engineered wooden flooring. Large under stairs cupboard with power and light. Electric fire with stone effect fireplace surround. Two radiators.

CONSERVATORY/DINING ROOM

Very light and with double glass doors leading straight out onto a garden patio area. Tiled floor. Power.

FIRST FLOOR

DOUBLE BEDROOM

Large double bedroom with window to front. Radiator. Fitted wardrobes. Ensuite.

EN-SUITE

Part tiled walls. Tiled floor. Bath with shower over. WC. Basin

DOUBLE BEDROOM

Double bedroom. Radiator. Dormer to the rear. Fitted wardrobes. Ensuite.

EN-SUITE

Part tiled walls. Tiled floor. Bath with shower over. WC. Basin

SECOND FLOOR

DOUBLE BEDROOM

Spacious double room. Window to front. Radiator.

DOUBLE BEDROOM

Large Double bedroom (which could be used as the Master). Radiator.

FAMILY BATHROOM

Part tiled walls. Tiled floor. WC. Basin. Bath with mixer taps and shower over. Under basin storage. Heated towel rail.

BACK GARDEN

Approached via the patio doors from the conservatory or a gate at the back of the property. It is mostly paved with terracing and some steps. Well stocked border flower beds.

There is a shed with light and power.

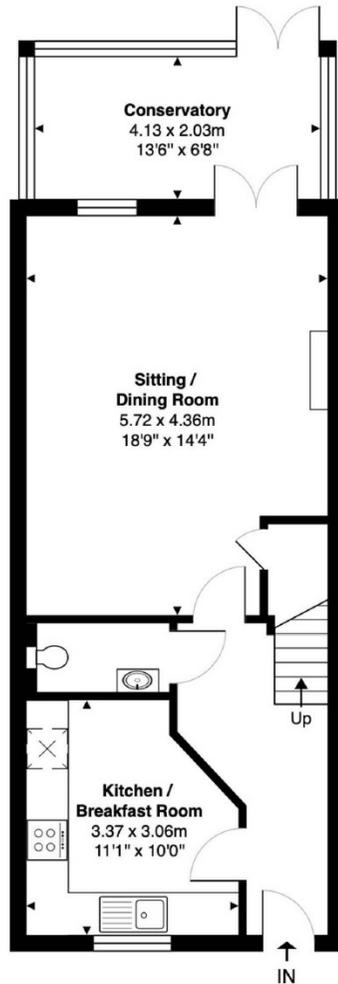
OUTSIDE

The front of the property looks out onto a communal grass area. Flower beds to the front of the house. Car port and parking for one car.

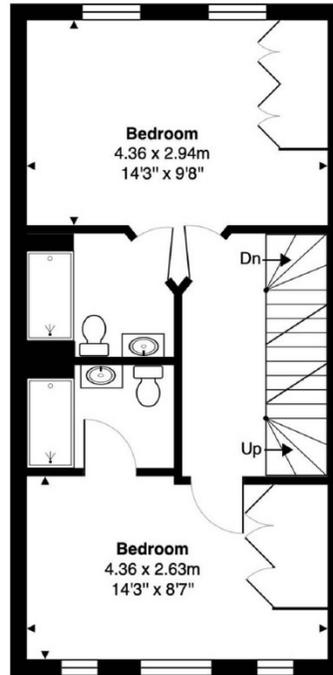
GENERAL INFORMATION

Service and maintenance charges for the development are approximately £320,000 per annum. This property is freehold.

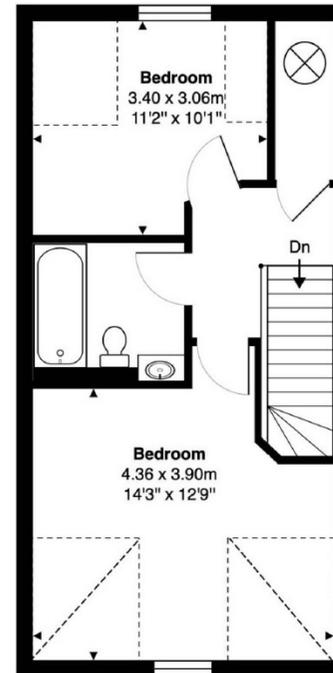




Ground Floor
Approx Internal Area
585 sq ft (54.4 sq m)



First Floor
Approx Internal Area
430 sq ft (39.9 sq m)



Second Floor
Approx Internal Area
430 sq ft (39.9 sq m)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	86	84	85

England & Wales

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