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Peter Oliver



## Sand Ridge, Ridgewood, TN22 5ET

- Extended Detached House
- 4 Bedrooms, 2 Reception Rooms
- Superb Kitchen/Breakfast Room
- 2 Bathrooms, 3 Toilets
- Immaculate Rear Garden
- Driveway & Garage



### EPC RATING

Current:

80 | C

Potential:

89 | B

**£575,000**





## Sand Ridge, Ridgewood, TN22 5ET

This stunning four-bedroom detached home is beautifully presented both inside and out which will facilitate an easy move for the new owners. Situated in the popular "Sand Ridge" development in Ridgewood, the property is an ideal family home of less than 15 years of age and is walking distance to the town centre amenities and railway station. The property has two excellent family rooms on the ground floor in the form of a generous dual-aspect kitchen/breakfast room with bay window to the front and a huge open plan lounge/diner with bi-folding doors to the rear. The former has a range of integrated appliances with a lovely modern finish and the latter is a substantial space with attractive wooden flooring. Also, on the ground floor is a sizeable entrance hallway with handy WC. Upstairs is equally impressive and benefits from the addition of a third bedroom built above the garage. There are three double rooms in total and a larger than average fourth plus family bathroom and en-suite shower room off the main. All rooms feel bright and airy and the quality of finish is fantastic. The rear garden is another real highlight providing a stunning porcelain tiled terrace which is ideal for entertaining, and a separate lawn all enclosed by fencing, so ideal for families with children and/or pets. To the front is a single garage for additional storage plus a lovely, tarmacked driveway that will accommodate a vehicle off the road with ease. This is a wonderful property in excellent cosmetic order with ample space that lies within the catchment area for several local Primary Schools. There's easy road access to the A22 and routes to the coast too, making this a very tempting proposition indeed.

Uckfield: 01825 703000  
Crowborough: 01892 489000  
Lettings: 01825 701030  
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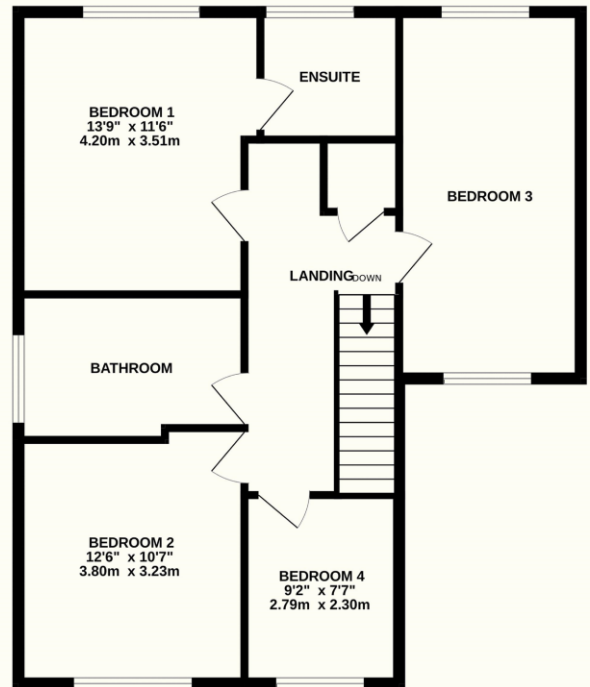
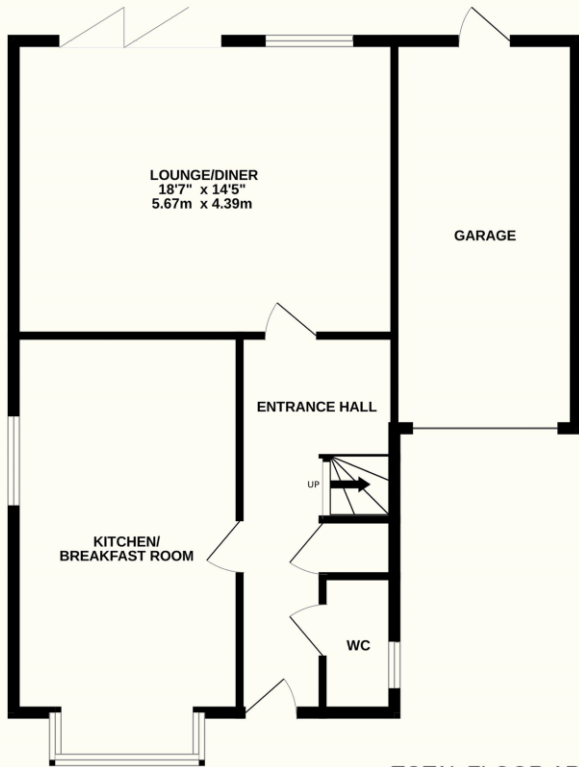
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 The Property  
Ombudsman

 The Property  
Ombudsman  
LETTINGS







TOTAL FLOOR AREA : 1562 sq.ft. (145.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE: FREEHOLD

COUNCIL TAX BAND: F

MAINTENANCE/SERVICE CHARGE: £364 Per Year

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