01825 703000 / 01892 489000 info@peteroliverhomes.co.uk

Peter Oliver



Forest Rise, Crowborough, TN6 2EP

- Extended Semi Detached
- 3 Bedroom Family Home
- 2 Reception Rooms
- Good Size Lounge/Diner
- Secluded Gardens
- Popular Residential Area



EPC Awaited



£350.000



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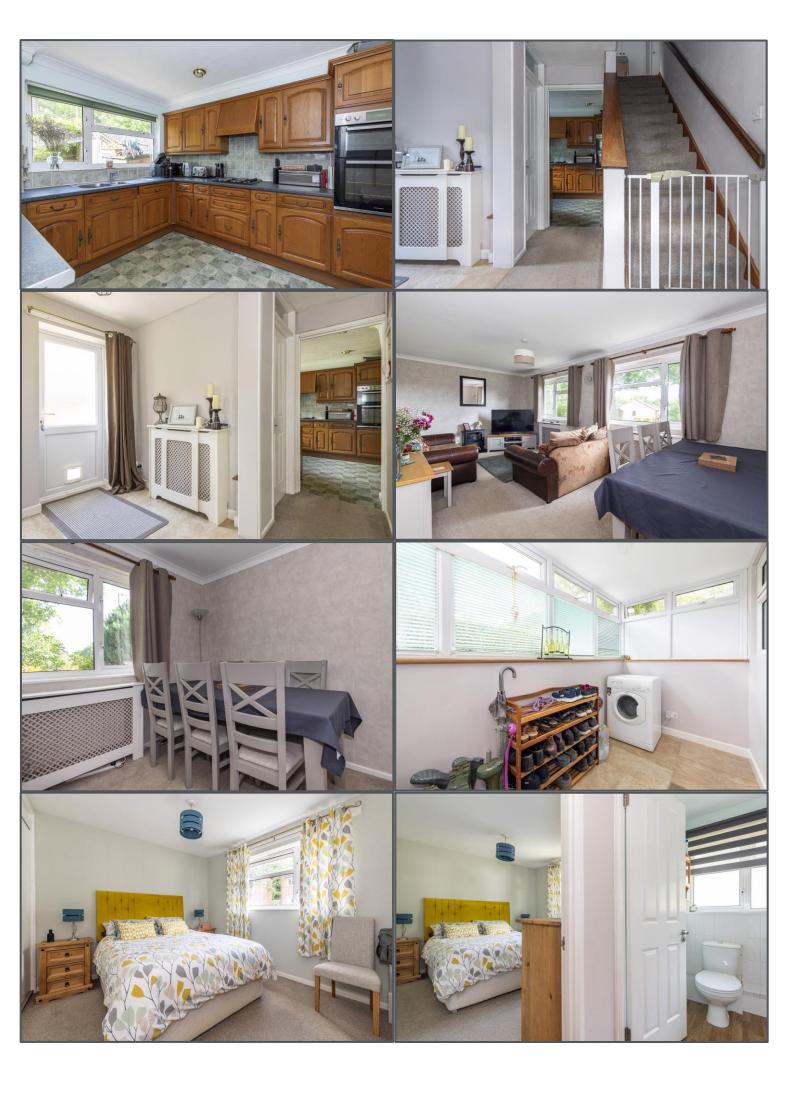
A modern and well-presented three bedroom semi-detached home with attractive gardens located in a popular position within walking distance of Crowborough railway station, a Sainsbury's Local, and both primary and secondary schools. The rear and side gardens are a particular feature with a secluded lawned area to the side, rear and front, all enjoying a pleasant semi-rural outlook. The accommodation comprises in brief on the ground floor, a large porch, an entrance hall which opens into a handy study, lounge/diner and a modern kitchen with built-in oven and hob. From the entrance hall, a staircase rises to the first floor landing, three bedrooms and a modern bathroom. Additional features include gas fired central heating and LIPVC double glazed windows. As mentioned the

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GROUND FLOOR 500 sq.ft. (46.5 sq.m.) approx. 450 sq.ft. (41.8 sq.m.) approx. BATHROOM STUDY AREA 6'8" x 6'0" 2.04m x 1.83m WC KITCHEN 12'0" x 9'11" 3.66m x 3.02m LANDING PORCH BEDROOM 2 10'7" x 10'0" 3.23m x 3.05m LOUNGE/DINER 19'6" x 10'0" 5.94m x 3.04m BEDROOM 3 8'8" x 6'11" 2.64m x 2.11m TOTAL FLOOR AREA: 950 sq.ft. (88.3 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.



TENURE: FREEHOLD COUNCIL TAX BAND: C

MAINTENANCE/SERVICE CHARGE: N/A

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The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.