



26 Martins Gardens, Crowborough, TN6 2FJ

Guide Price £375,000-£400,000.

**MANSELL
McTAGGART**
— Trusted since 1947 —

26 Martins Gardens

£375,000-£400,000. A modern and very well presented 3 bedroom (2 bath/shower rooms) link-detached home beautifully positioned in a quiet cul-de-sac within a 'stone's throw' of Wolfe recreation ground and the well regarded Ashdown primary school.

Council Tax band: D

Tenure: Freehold

- Beautifully presented and much improved 3 bedroom (2 bath/shower rooms) link-detached home
- Quiet, desirable cul-de-sac close to a regarded primary school and Wolfe recreation ground
- Large bay fronted sitting room
- Impressive kitchen/breakfast room with built-in oven and hob
- Master bedroom with built-in wardrobes and en-suite
- Private brick paved driveway and further parking bay
- Good sized low maintenance rear garden
- New gas fired boiler (2023)
- Double glazed windows throughout

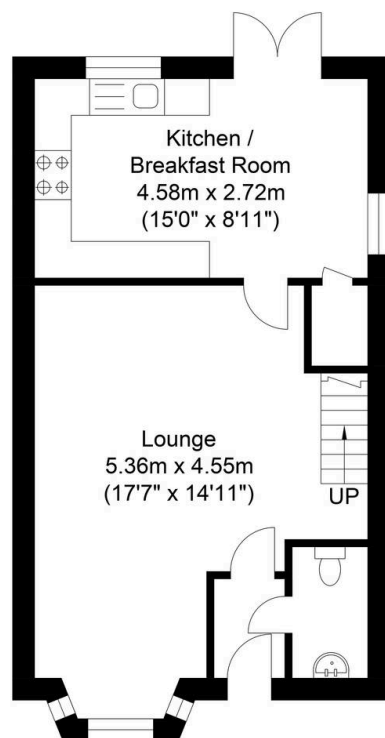




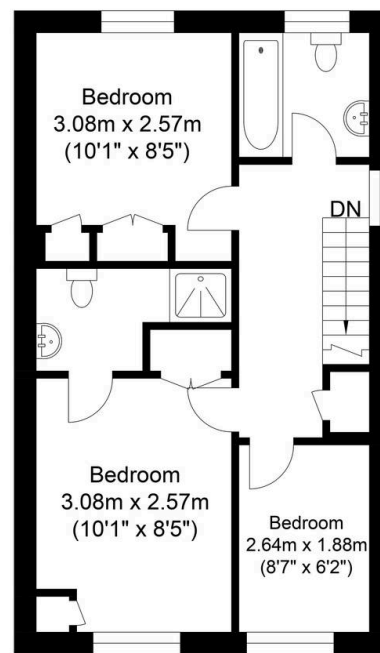
26 Martins Gardens

£375,000-£400,000. A modern and very well presented 3 bedroom (2 bath/shower rooms) link-detached home beautifully positioned in a quiet cul-de-sac within a 'stone's throw' of Wolfe recreation ground and the well regarded Ashdown primary school. This fine home, constructed in 2010, offers light and spacious accommodation comprising in brief on the ground floor a covered entrance, an entrance hall, a cloakroom, a large bay fronted sitting room and a good sized kitchen/dining room with built-in oven and hob and glazed double doors opening to the gardens. From the sitting room a staircase rises to the first floor landing, a master bedroom with built-in wardrobes and en-suite shower room, 2 further bedrooms and a family bathroom. Outside, to the front of the house is a private brick paved driveway bound by picket style fencing which provides off street parking for two vehicles. There is a further parking bay positioned to the rear of the house. The rear gardens are fully enclosed by close board fencing with a paved patio immediately adjoining the rear of the house the remainder laid to synthetic grass flanked by mature shrub beds. To the far corner of the garden is a useful timber shed. Additional benefits includes gas fired central heating (new boiler 2023) and double glazed windows throughout. EPC Band C.





Ground Floor
Approximate Floor Area
408.92 sq ft
(37.99 sq m)



First Floor
Approximate Floor Area
400.63 sq ft
(37.22 sq m)

Approximate Gross Internal Area = 75.21 sq m / 809.55 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Crowborough

Mansell McTaggart, The Cross, Eridge Road - TN6 2SJ

01892 662668

crow@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/crowborough