



3 Harecombe Road, Crowborough, TN6 1NE

In Excess of **£425,000**

**MANSELL
McTAGGART**
Trusted since 1947

3 Harecombe Road

A very spacious 3/4 bedroom detached home with southerly facing gardens located in a quiet and desirable position within a short walk of a Marks & Spencer's Local, a pub and a well-regarded primary school.

Council Tax band: E

Tenure: Freehold

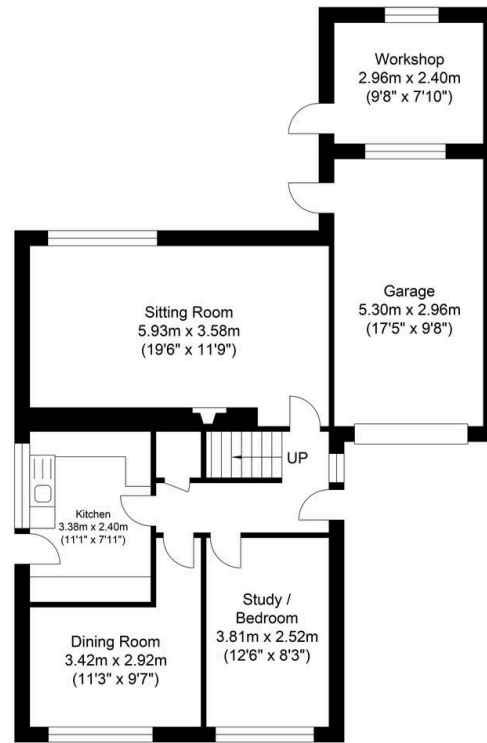
- Very spacious 3/4 bedroom detached home located in a popular position close to schools, town centre and a Marks & Spencer's Local
- Secluded south facing rear gardens enclosed by thick natural hedging
- Stunning open plan sitting/dining room with wood burner and glazed door opening to the gardens
- Separate snug
- Family room/bedroom 4
- Replacement gas fired boiler, new radiators, rewired and replastered
- 3 spacious double bedrooms
- Double glazed windows
- Far reaching south facing roof top views



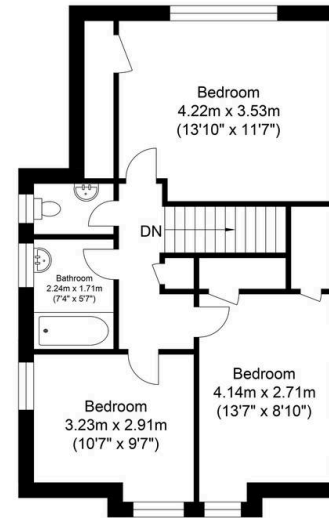
3 Harecombe Road

A very spacious 3/4 bedroom detached home with southerly facing gardens located in a quiet and desirable position within a short walk of a Marks & Spencer's Local, a pub and a well-regarded primary school. This impressive home offers light and versatile accommodation and has recently been rewired, replumbed with new radiators and a replacement gas fired combi boiler as well as replastered throughout. The south facing gardens offer almost total seclusion with patio adjoining the rear of the house beyond which is an area of lawn the whole bound by thick natural hedging. The accommodation comprises in brief on the ground floor a reception hall, a large and stunning open plan sitting/dining room with wood burner and glazed doors opening to the gardens, a kitchen offering excellent potential for updating, a snug and a separate family room/bedroom 4. From the reception hall a staircase rises to the first floor landing, a main bedroom with extensive built-in wardrobes, 2 further good sized double aspect, double bedrooms, a bathroom and a separate WC. Outside, there is a long private driveway providing parking for several vehicles and leading to an attached garage. There is an area of front garden with a wide side pathway leading to the southerly facing rear garden. EPC band E.





Ground Floor
Approximate Floor Area
867.35 sq ft
(80.58 sq m)



First Floor
Approximate Floor Area
559.50 sq ft
(51.98 sq m)

Approximate Gross Internal Area (Including Garage / Workshop) = 132.56 sq m / 1426.86 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Crowborough

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