



Rockington Way,
Crowborough, East Sussex TN6 2NL

Offers in the Region Of £550,000

 **KMJProperty**
Your local independent Estate Agent

Detached

4 Double Bedrooms

Ensuite to Master Bedroom

Large Kitchen/Diner

Substantial Garden

Double Aspect Living Room

Downstairs W/C

Double Garage

Driveway

Electric Car Charge Point

Located in a quiet residential area of Crowborough is this beautifully presented, 4 bedroom, family home. Situated within walking distance of both the Town Centre and Station, this property is close enough to the amenities the area has to offer, whilst also benefiting from a little bit of seclusion the area brings. This family home is just a stones throw from Ashdown primary school, and also has good access to various alternative schools.

Approaching the property you will notice that this house boasts kerb appeal. Established shrubs, lawn and a pathway frame the building and give it a picturesque feel.

To the side of this house is a double garage with an electric up-and-over door, 7.3kw electric car charge point for convenient EV charging and a driveway.

Stepping through the front door, you find yourself in an entrance hall which provides access to the downstairs W/C. On the right, is the living room which benefits from double aspect windows providing an abundance of light into this bright and airy family room. Also accessed from the entrance hall, is the modern fitted kitchen/diner. This space is open plan and boasts plenty of light provided by the double doors leading out to the garden. The kitchen area is subtly partitioned by an elegant archway, creating the perfect space for entertaining guests.

On the first floor of the property is the master bedroom, offering built in wardrobes and an ensuite bathroom. There are also three further double bedrooms and a family bathroom providing a bath with a shower over.

To the rear of the property is a well established, substantial garden. The current vendors have recently fitted new decking, and built a 65sqft home office with two desks in the garden. The lawn is bordered with mature shrubs and creates a perfect and secure family space.

MORE PROPERTIES REQUIRED IN ALL AREAS





Directions

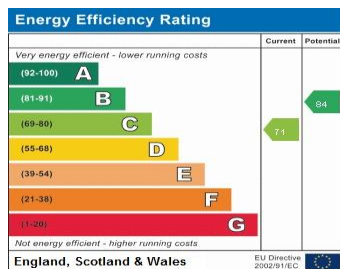
Walk south onto London Road, continue onto the high street. At the roundabout continue straight onto Crowborough Hill, right onto Montargis Way, Left onto Hilders Farm Close, left onto Kemps Farm Road and right onto Rockington Way. The property is on your left.

Notes

The town of Crowborough offers a wide range of shops and amenities, including supermarkets, restaurants, bars, medical centre, post office, leisure centre etc. There are also a number of good schools in the area for children of all ages and abilities. There is a railway station at Jarvis Brook.

EPC

A Full copy of the EPC certificate is available on request from our office.



AGENTS NOTE: KMJ Property, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or the existence of any Covenants or other legal matters which may affect the property.

Office Tel: 01892 515188

1 High Street Rusthall Tunbridge Wells Kent TN4 8RL

sales@kmjproperty.co.uk

www.kmjproperty.co.uk