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Peter Oliver



Kingfisher Drive, Crowborough, TN6 3FQ

- ▼ Superb Two Bedroom Home
- ▼ Semi Detached
- ▼ Still Under NHBC Warranty
- ▼ Well Presented
- ▼ Feature Garden
- ▼ Driveway/Off Road Parking



### EPC RATING

Current:  
86 B

Potential:  
88 B

**£400,000**



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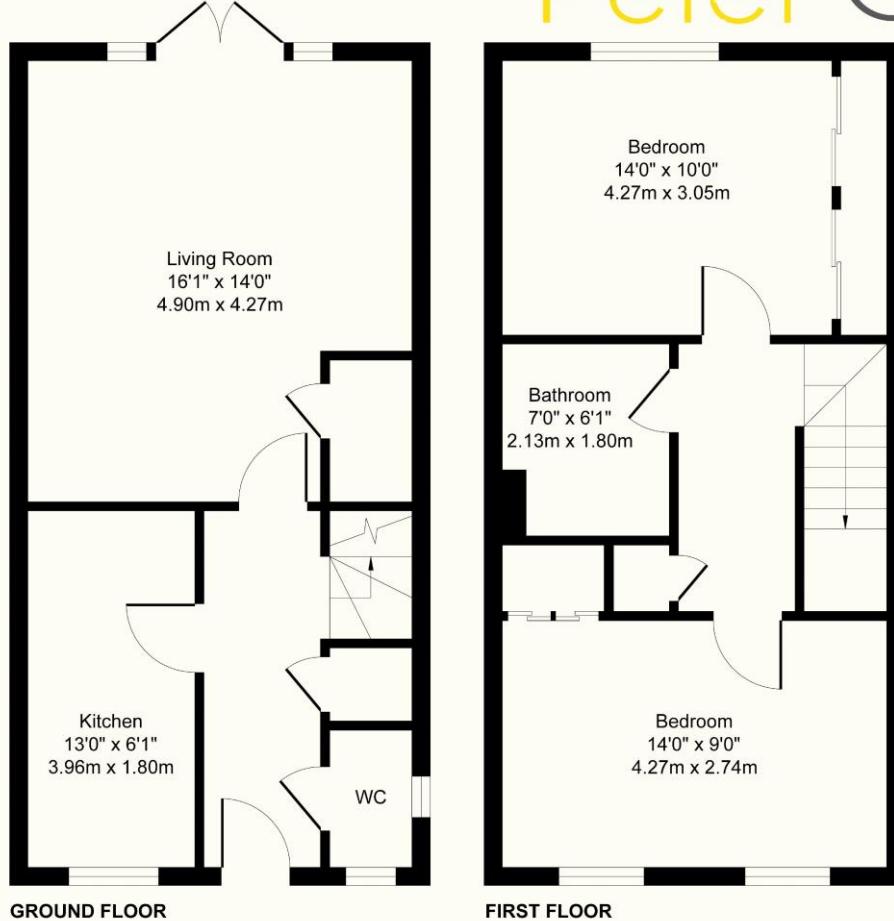
This immaculate two-bedroom, almost new home, completed in 2020, forms part of the highly sought-after Nightingale development. It is conveniently situated LESS THAN A MILE TO CROWBOROUGH STATION, which offers regular trains to London Bridge with journey times of approximately 1hr 15mins. The property is presented to an immaculate 'show home' condition having beautifully maintained and improved by the current owner. Occupying a well-appointed plot and with generous accommodation to include an impressive 16x14ft living dining room enjoying a garden view with access and built in storage, a contemporary high-gloss fitted kitchen with integrated appliances including a double oven with microwave, dishwasher, washer/dryer, tall standing fridge/freezer and LED under counter lighting. The front entrance opens into a smart hallway with useful built in storage and downstairs Cloakroom/WC. Two good sized 14ft double bedrooms occupy the first floor, both with fitted wardrobes and a modern fitted bathroom. A particular feature of the property is the brilliantly kept rear garden, accessed via French doors from the living/dining room and mainly laid to lawn with areas of paved patio to both ends of the garden. A generous block paved drive adjacent to the property via a dropped kerb and providing room for multiple vehicles.

Uckfield: 01825 703000  
Crowborough: 01892 489000  
Lettings: 01825 701030  
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**Kingfisher**  
Approximate Gross Internal Floor Area  
824 sq. ft / 76.55 sq. m

Produced by Picpreview.co.uk



TENURE: FREEHOLD

COUNCIL TAX BAND: D

MAINTENANCE/SERVICE CHARGE: £308pa

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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