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Peter Oliver



Farningham Road, Crowborough, TN6 2GF

- ▼ **No Onward Chain**
- ▼ **Large Semi Detached House**
- ▼ **Large Rear Garden**
- ▼ **Driveway**
- ▼ **Close To Mainline Station**
- ▼ **Potential To Improve**



### EPC RATING

Current:  
51 | E

Potential:  
83 | B

**£325,000**



## Farningham Road, Crowborough, TN6 2GF

Dating back to the late 1800s, this beautiful two-bedroom semi-detached home offers a large footprint and versatile living space, offering huge potential for a first-time buyer, developer or someone looking to put their own stamp on a home. It is also within striking distance of Crowborough train station so ideal for a commuter. Set behind a large driveway, the property welcomes you with a porch entrance leading into a well-laid-out interior. The kitchen provides ample cupboard and worktop space, ideal for practical day-to-day living. A separate dining room offers the perfect setting for family meals and entertaining, while a convenient downstairs WC adds functionality. The spacious living room, complete with bay windows, draws in natural light and retains its cosy, welcoming feel. Upstairs, the main bedroom benefits from built-in storage and a modern ensuite wet room, while the second bedroom, previously adapted to accommodate a lift, can easily be reinstated to a full bedroom by reinstating a dividing wall. A well-appointed family bathroom serves this floor. Stairs lead to two versatile attic spaces with Velux windows, ideal for use as home offices, hobbies rooms or guest accommodation. Outside, the rear garden is a true highlight – a generous, sun-filled space with multiple areas including a patio for outdoor dining, a gardening area with greenhouse, and a further grassed and patio area to the top with a large shed, perfect for storage or workshop use.

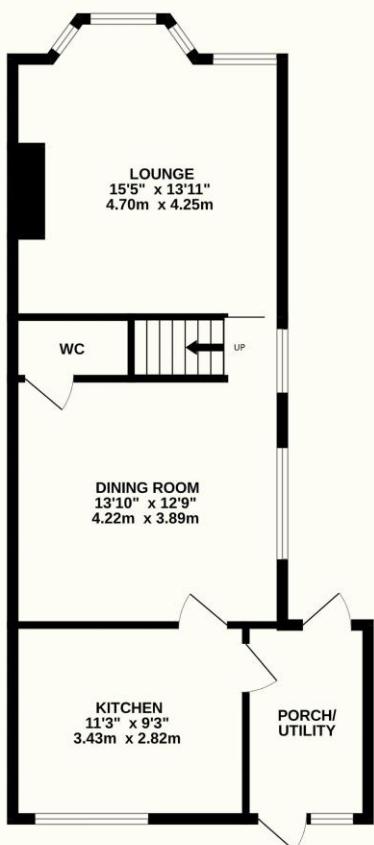
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Crowborough: 01892 489000  
Lettings: 01825 701030  
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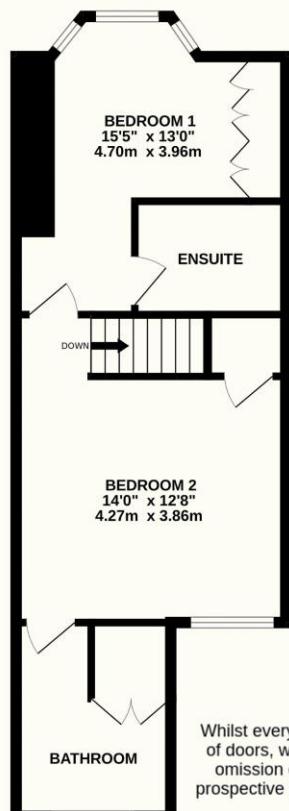




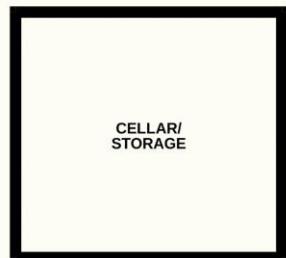
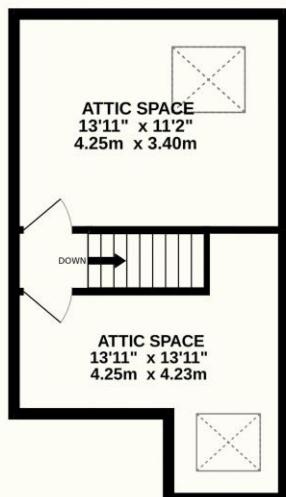
GROUND FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR  
500 sq.ft. (46.4 sq.m.) approx.



LOFT AREA  
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 1592 sq.ft. (147.9 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.

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TENURE: FREEHOLD

COUNCIL TAX BAND: C

MAINTENANCE/SERVICE CHARGE: N/A

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