



Alexandre Boyes



6 Herne Down, Crowborough, TN6 3BA



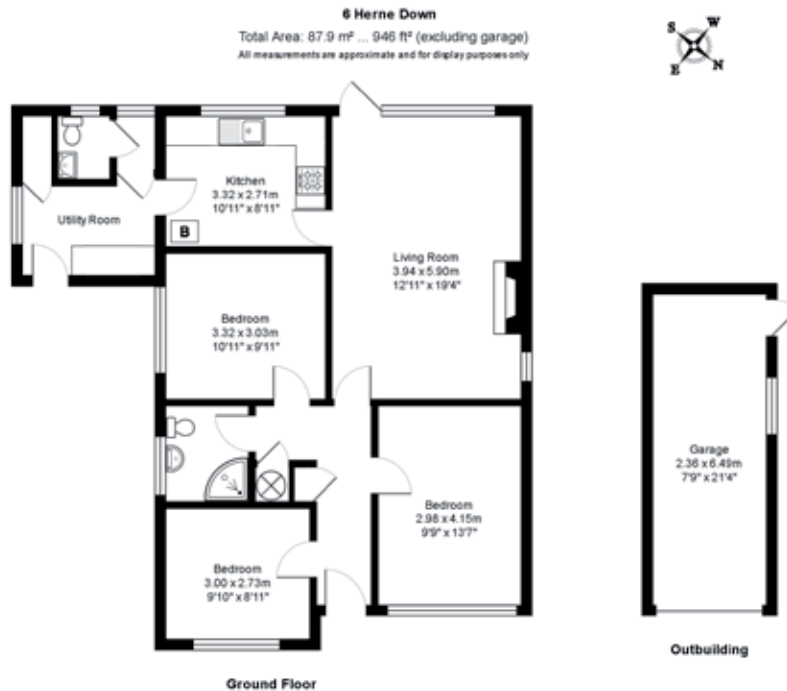
01892 354080
www.alexandre-boyes.co.uk

Entrance Hall, Sitting Room, Kitchen, Utility Room, Three Bedrooms, Bathroom, Garage, Good size plot.

An opportunity to purchase this three bedroom detached bungalow set in this quiet traffic free location at the end of a highly sought after cul de sac. The property offers a great deal of potential for enlargement and improvement, subject to the relevant permissions. Viewing highly recommended.

There is a main line rail service at nearby Jarvis Brook with train to London in about one hour. Recreational Facilities include the Beacon Golf Course, Crowborough Tennis and Squash Club, Goldsmiths Leisure Centre and Boars Head Golf Course with floodlit driving range.

The Spa town of Royal Tunbridge Wells with its main line station is about 7 miles distant.



A copy of the full Energy Performance Certificate is available on request.



IMPORTANT NOTES

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. 3. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agents.

