



Banfield
Estate Agents
01892 653333
FOR SALE

Mustaver Luxford Road
Crowborough, TN6 2PP
Asking Price £415,000



This well-presented three-bedroom semi-detached home offers spacious and thoughtfully arranged accommodation, ideal for modern family living, set in a convenient location within Crowborough.

To the front, the property benefits from a neatly presented garden, a driveway, and a single garage. Stepping inside, you are welcomed by an inviting entrance hall complete with a dedicated storage cupboard — perfect for coats and shoes.

The kitchen is a wonderful family hub, featuring bright windows overlooking the front garden. With ample worktop space, plentiful cupboard storage, and room for a dining table, it offers both practicality and a warm, sociable atmosphere.

The living room is an impressively sized space, flooded with natural light and enjoying a beautiful green outlook. Sliding doors open directly onto the garden, creating a seamless connection between indoor and outdoor living — ideal for both relaxing and entertaining.

In addition, there is a versatile downstairs study space with a door leading out to the garden. This flexible room could serve as a home office, playroom, or even a downstairs bedroom if required, offering adaptability to suit a family’s changing needs.

Upstairs, a spacious landing leads to the generous master bedroom, a bright and airy retreat with a large front-facing window. This room also benefits from a modern ensuite shower room and a walk-in wardrobe. Two further bedrooms are both well-proportioned and enjoy pleasant views over the garden. The family bathroom is fitted with a WC, sink, and a bath with overhead shower.

To the rear, the garden is a generous and private space, extending to approximately 75ft and mainly laid to lawn with a patio area ideal for outdoor dining and entertaining. Enclosed and well screened, it offers a secure and secluded setting, perfect for families and those who enjoy spending time outdoors. The garden also benefits from a useful outbuilding, providing additional storage or potential for a variety of uses.

Situated in Crowborough, the property is just a short drive from the town’s High Street, offering a great selection of shops, cafés, and supermarkets. Families are well served by respected local schools, and leisure facilities are close by, including Goldsmiths Leisure Centre, as well as nearby golf courses such as Beacon Golf Course and Boars Head Golf Course. For commuters, Crowborough railway station at Jarvis Brook provides a mainline service to London Bridge.

A well-proportioned family home offering space, privacy and practicality in a convenient location, with further potential to extend subject to the usual planning permissions.

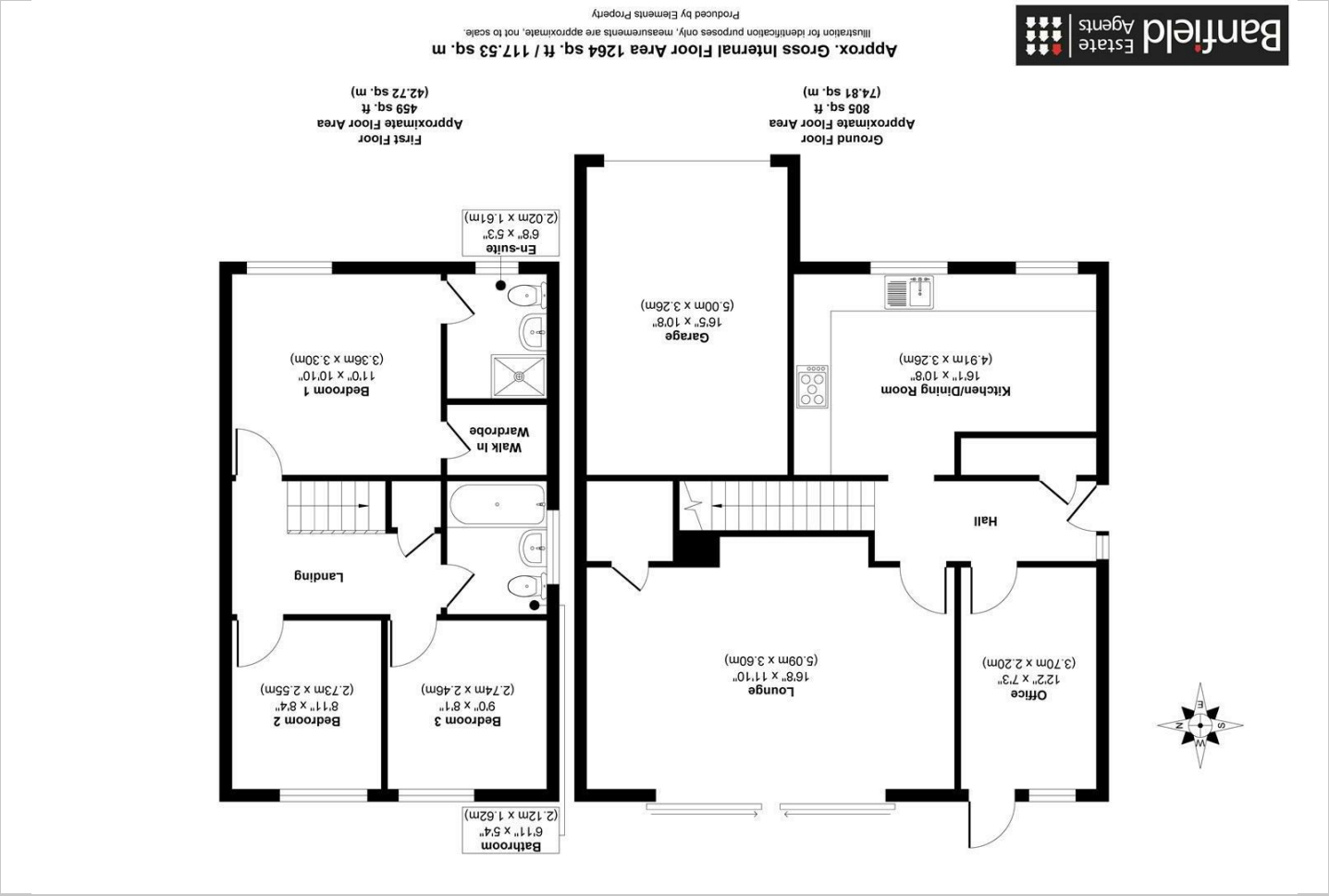
Tenure: Freehold | Council Tax Band: C

The property has been constructed using a steel frame, providing a strong and durable structural framework that supports the overall design. This modern method of construction offers excellent structural integrity and has been widely used in residential and commercial developments for many years.





Floor Plan



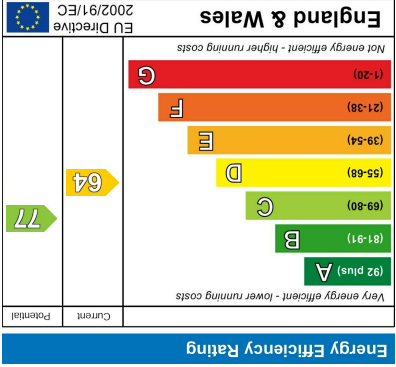
Viewing

Please contact our Banfield Estate Agents Office on 01892 653333 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. These particulars are intended to give a fair description of the property, as a guide to prospective buyers. Accordingly (a) their accuracy is not guaranteed and neither Banfield Residential Sales and Lettings Limited nor the Vendor(s) accept any liability in respect of their contents, (b) they do not constitute an offer or contract of sale, (c) None of these statements contained in these particulars is to be relied upon as a statement or representation of fact, (d) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars, and (e) the Vendor(s) do not make or give and neither Banfield Residential Sales and Lettings Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.