



# WOOD & PILCHER



- 2 Bedrooms
- Lounge/Diner
- Conservatory
- Large Mature Garden
- Garage
- Energy Efficiency Rating: C
- Shared Driveway

**Swaines Way, Heathfield**

**GUIDE PRICE £285,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)





#### **44 Swaines Way, Heathfield, TN21 0AN**

A 2 bedroom semi detached bungalow conveniently situated in a popular cul-de-sac location less than a mile from Heathfield town centre by car or even closer via the 'Cuckoo Trail'. The property features a large mature garden, good sized lounge/diner, kitchen and conservatory. There is a single garage approached via a shared driveway. NO ONWARD CHAIN.

#### **ENTRANCE HALL:**

Coved ceiling. Radiator. Access to the loft.

#### **LOUNGE/DINER:**

Double glazed window to the front. Coved ceiling. Radiator.

#### **KITCHEN:**

Double glazed window to the side. Window to the rear. Laminate worktop with cupboards under and inset stainless steel sink. Part tiled walls. Space for washing machine, cooker and fridge freezer. Wooden flooring. Door to:





**CONSERVATORY:**

Double glazed windows and door to the garden.

**BEDROOM ONE:**

Double glazed sliding patio doors leading to the garden.  
Coved ceiling. Radiator.

**BEDROOM TWO:**

Dual aspect with double glazed windows. Coved ceiling.  
Radiator.

**BATHROOM:**

Double glazed window. Panel enclosed bath. Part tiled walls. Pedestal wash basin. Radiator.

**SEPARATE WC:**

Double glazed window. WC. Wooden flooring.

**OUTSIDE:**

There is a lawned garden to the front and large mature garden to the rear with brick set patio, lawn, mature shrubs and trees, greenhouse. There is a shared driveway leading to a single garage with up and over door.

**SITUATION:**

The property is conveniently located for access to Heathfield with its wide range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The area is well served with schooling for all age groups. Train stations at both Buxted and Stonegate are approximately 6 miles distant, both providing a service of trains to London. The Spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approx 16 miles distant with the larger coastal towns of both Brighton and Eastbourne being reached within approximately 45 and 35 minutes drive respectively.

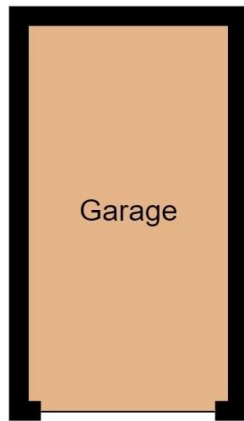
**TENURE:**

Freehold

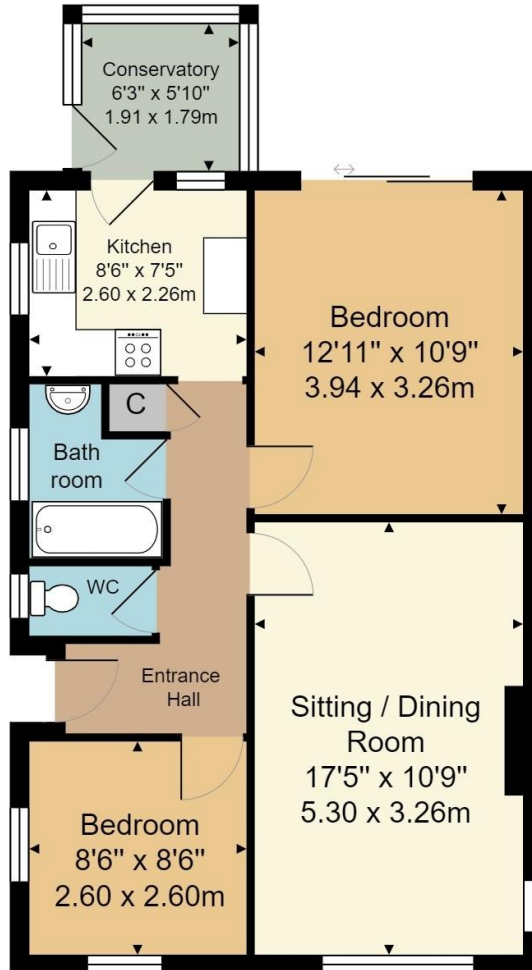
**VIEWING:**

By appointment with Wood & Pilcher 01435 862211





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Bungalow Approx. Gross Internal Area 638 sq. ft / 59.2 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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