



GEERS WOOD
HEATHFIELD - £350,000



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35 Geers Wood

Heathfield, TN21 0AR

Entrance Hall - 'L' Shaped Lounge/Diner - Kitchen - Lobby - Cloakroom - First Floor Landing - Three Bedrooms - Bathroom - Mature and Secluded Japanese Garden - Garage En-bloc - Backing onto Woodland

A well-presented three-bedroom, semi-detached property situated in the desirable Geers Wood development at the end of a cul-de-sac backing onto woodland. The accommodation features a spacious 'L' shaped lounge/diner with wood burning stove, a re-modelled kitchen and downstairs cloakroom. There is a secluded Japanese garden to the rear with gate opening into the woodland behind. The property is conveniently situated within walking distance of the town centre.

ENTRANCE HALL:

Wood effect flooring, double glazed side window, uPVC double glazed front door.

'L' SHAPED LOUNGE/DINER:

Wood effect flooring, double glazed windows to the front and double glazed French doors opening to the garden. Feature brick fire surround with wood burning stove. Understairs storage cupboard, radiators.

KITCHEN:

Modern white fronted kitchen with matching wall and base cupboards, integrated wine cooler, wood block worktop with inset gas hob with filter hood above and double oven under. Inset porcelain sink. Space for washing machine, slimline dishwasher and upright fridge/freezer. Radiator, wood effect flooring, double glazed windows, part tiled walls.

LOBBY:

Wall mounted 'Viessmann' gas boiler, double glazed window, wood effect flooring, stable door leading to the garden.



CLOAKROOM:

WC, wash basin with tiled splashback and cupboard under, radiator, wood effect flooring. Double glazed window.

Stairs leading to:

FIRST FLOOR LANDING:

Access to the loft, built in airing cupboard housing the hot water cylinder with slatted shelves above. Double glazed window to the side overlooking the garage and woodland beyond.

BEDROOM 1:

Double glazed windows overlooking the garden and woodland beyond, radiator, built in double wardrobe.

BEDROOM 2:

Double glazed windows, radiator, two double built in wardrobes.

BEDROOM 3:

Double glazed window, radiator, built in wardrobe.

BATHROOM:

White suite with panel enclosed bath with chrome mixer tap and power shower over with folding glass shower screen, vanity unit with inset wash hand basin and cupboards under, WC with concealed cistern. Tiled floor and part tiled walls, chrome heated towel rail/radiator. Double glazed window.

OUTSIDE:

There is a private enclosed 'Japanese' garden to the rear with mature varieties of trees and shrubs. Pergola with mature Wisteria, Japanese tea house. Side and rear gate to the woodland behind. There is also a single garage en bloc.



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 including Waitrose. 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 approximately 16 miles distant and Lewes is approximately 13 miles distant with the larger coastal towns of both Brighton and Eastbourne being reached within approximately 45 and 35 minutes' drive respectively.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

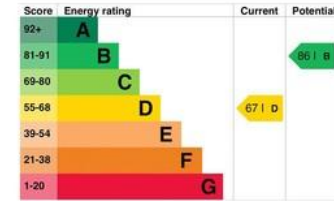
By appointment with Wood & Pilcher 01435 862211

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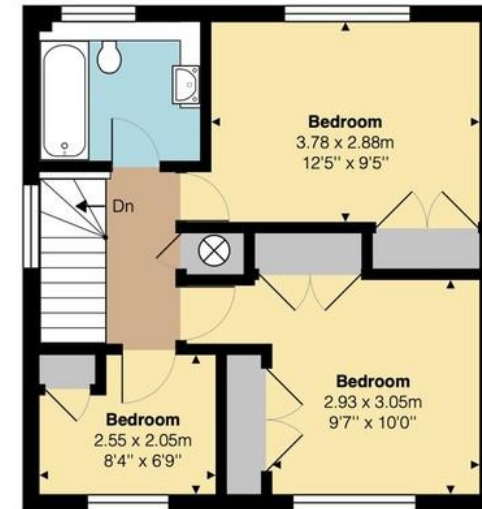


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Ground Floor
Approx Internal Area
488 sq ft (45.3 sq m)



First Floor
Approx Internal Area
445 sq ft (41.4 sq m)

35 Geers Wood,
Heathfield, TN21 0AR

Not To Scale.

Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.

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