



SPRINGWOOD ROAD
HEATHFIELD - GUIDE PRICE £450,000



6 Springwood Road

Heathfield, TN21 8JY

**Entrance Hall - Sitting Room - Kitchen/Diner With Patio
Doors To Rear Garden - 3 Bedrooms With Built-In
Wardrobes - Bathroom With Bath & Separate Shower
Cubicle - Separate WC - Rear Garden With Pond &
Summerhouse - Driveway - Single Garage - No Onward
Chain**

NO ONWARD CHAIN. A detached 3 bedroom bungalow located in this sought after road due to its close proximity to Heathfield High Street and its amenities. The property is offered with immediate vacant possession and enjoys views to the front over rooftops to woodland and Crowborough in the distance. The spacious rooms include a sitting room that leads into a kitchen/breakfast room enjoying patio doors to the rear garden. There are 3 good size bedrooms and a bath/shower room with a separate WC. Externally the property enjoys a driveway with a garage that enjoys a useful additional workshop area. Gated side access grants access to the rear garden which enjoys a south easterly aspect with large patio terrace, ornamental pond and raised areas of lawn and a large summerhouse/outbuilding.

ENTRANCE HALL:

Double glazed front door and side window, coved ceiling. Airing cupboard housing the hot water cylinder with slatted shelves to the side, central heating thermostat and controller. Access to the loft with pull down ladder. Radiator. Doors to:



SITTING ROOM:

Large double glazed picture window enjoying far reaching views across treetops. Coved ceiling, radiator. Glazed double doors leading to:

KITCHEN/DINER:

Double glazed windows and double glazed patio doors leading to the rear garden. Range of light wood effect matching wall and base cupboards with laminate worktops and inset electric hob with stainless steel splashback and filter hood above. Built-in double oven and microwave. Space for upright fridge/freezer. Coved ceiling and inset spotlights. Radiator.

BEDROOM 1:

Double glazed window with views. Built-in wardrobe cupboard. Radiator.

BEDROOM 2:

Double glazed patio doors leading to the garden. Two built-in wardrobe cupboards. Radiator.

BEDROOM 3:

Double glazed window with far reaching views. Built-in wardrobe cupboard. Radiator.

BATHROOM:

Panel enclosed bath with chrome mixer tap and hand held shower, separate shower cubicle with electric 'Mira' shower and pedestal wash basin. Part tiled walls. Double glazed window. Extractor fan. Radiator.

SEPARATE WC:

WC. Part tiled walls. Inset spotlight. Double glazed window.



OUTSIDE:

There is a driveway to the front leading to a single GARAGE with up and over door, power and light and wall mounted gas fired boiler and tap. Access leads to a further useful WORKSHOP area at the rear. The REAR GARDEN features a large crazy paved patio area with ornamental pond. A brick-set pathway with steps leads up to a raised lawned area and SUMMERHOUSE with timber decking adjoining. There are mature shrub and tree borders and the garden enjoys a south easterly aspect.

SITUATION:

The property is conveniently located within a short stroll of Heathfield High Street 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 distance, 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 distance 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

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



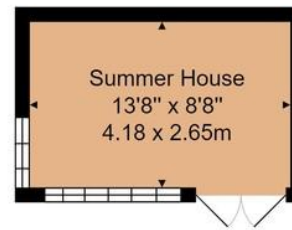
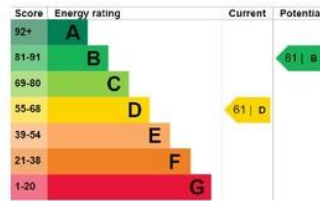
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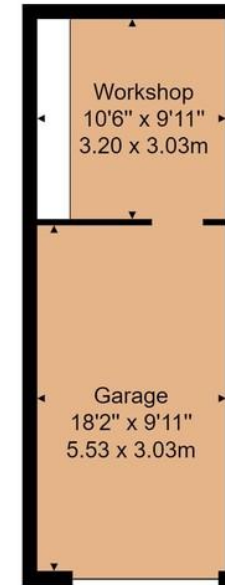
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Approx. Gross Internal area:

- Bungalow 902 sq. ft / 83.8 sq. m
- Garage 288 sq. ft / 26.7 sq. m
- Outbuilding 119 sq. ft / 11.1 sq. m



Outbuilding



Lower Ground Floor



Ground Floor

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.