



ELM WAY
HEATHFIELD – GUIDE PRICE £650,000 - £675,000



11 Elm Way

Heathfield, TN21 8YH

Storm Porch - Entrance Hall - Cloakroom - Study/Family Room - Utility Room - Kitchen/Breakfast Room - Dining Room - Sitting Room - First Floor Landing - Master Bedroom With En-Suite Shower Room - 4 Further Bedrooms - Family Bathroom - Driveway - Garage (One Half Converted Into Utility Room) - Garden

An exceptionally well presented 5 bedroom detached family home situated on the ever popular 'Green Lane' Development. The accommodation features separate sitting and dining rooms, kitchen/breakfast room, study/family room, family bathroom plus an en-suite shower room. There is a landscaped rear garden, a driveway providing ample parking and a double garage which has been half converted into a utility room.

STORM PORCH:

Front door. Leading to:

ENTRANCE HALL:

Cornicing. Amtico wood effect flooring. Radiator.

CLOAKROOM:

Obscure double glazed window. WC. Wash basin with tiled splashbacks and storage beneath. Amtico wood effect flooring. Radiator.

STUDY/FAMILY ROOM:

Double glazed window to front. Cornicing. Amtico wood effect flooring. Radiator.

UTILITY ROOM:

Range of wall and base units. Space for washing machine, fridge freezer and tumble dryer. Grular stainless steel sink with mixer tap and tiled splashbacks. Electric radiator.

KITCHEN/BREAKFAST ROOM:



Double glazed window overlooking the rear garden. uPVC double glazed window and door to side leading to garden. Range of matching wooden wall and base units. Space for dishwasher and washing machine. Integrated Neff double oven and gas hob. Inset two and a half bowl sink with mixer tap and tiled splashbacks. Space for dining table. Amtico wood effect flooring. Radiator.

DINING ROOM:

Double glazed French doors leading to the garden. Cornicing. Radiator.

SITTING ROOM:

Double glazed bay window overlooking the rear garden. Feature gas fire. Cornicing. Radiators.

STAIRS LEADING TO FIRST FLOOR LANDING:

Airing cupboard fitted with slatted wooden shelves. Access to the loft with pull down ladder, light and partly boarded.

MASTER BEDROOM:

Double glazed window. Double built-in wardrobes. Cornicing. Radiator.

EN-SUITE:

Obscure double glazed window. WC. Pedestal wash basin with mixer tap. Enclosed shower cubicle. Fully tiled walls and flooring. Chrome ladder style towel rail.

BEDROOM TWO:

Double glazed window. Built-in wardrobe. Radiator.

BEDROOM THREE:

Double glazed window. Built-in wardrobe. Radiator.

BEDROOM FOUR:

Double glazed window. Built-in wardrobe. Radiator.

BEDROOM FIVE:

Double glazed window. Built-in wardrobe. Radiator.

FAMILY BATHROOM:

Obscure double glazed window. WC. Pedestal wash basin with mixer tap. Enclosed shower cubicle. Fully tiled walls and flooring. Panel enclosed bath. Radiator.



OUTSIDE:

The front garden is mainly laid to lawn with driveway providing ample parking. The 'L' shaped rear garden is mainly laid to lawn with various mature shrubs and trees, patio area, outside taps (hot and cold), side access and a feature brick wall surrounding the driveway and part of the garden.

GARAGE:

Double garage with up and over door with one half converted into utility room. The single garage has space for one vehicle with power and light, tap and personal door to the side.

SITUATION:

Situated on a sought after development on fringes of the market town of Heathfield with easy access to a popular local primary school. The town itself offers a 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 & 35 minutes drive respectively.

TENURE: Freehold

COUNCIL TAX BAND: G

VIEWING: By appointment with Wood & Pilcher 01435 862211

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First Floor



Ground Floor

Approx. Gross Internal Area
2007 ft² ... 186.5 m²



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 misstatement. 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.