



GEERS WOOD

HEATHFIELD – GUIDE PRICE £350,000 - £375,000



32 Geers Wood

Heathfield, East Sussex, TN21 0AR

Entrance Hall - 'L' Shaped Sitting/Dining Room With Wood Burner - Kitchen - Rear Lobby - Ground Floor WC - First Floor Landing - 3 Bedrooms - Bathroom - Driveway - Garage - Rear Garden With Summer House

A 3 bedroom semi-detached property situated in the popular Geers Wood development only a short distance from Heathfield High Street and its amenities. The property enjoys accommodation over 2 floors with driveway, garage and rear garden with summer house and benefits from cottage features such as latch doors and an inglenook fireplace with wood burning stove. Viewing Recommended.

uPVC double glazed Georgian style panelled front door with inset stained glass obscure panel into:

ENTRANCE HALL:

Stairs to first floor landing. Latch door to:

'L' SHAPED SITTING/DINING ROOM:

Sitting Room Area: Providing a fitted wood burning stove inset into large brick built inglenook fireplace. Useful under stairs storage cupboard. Beamed ceiling. Radiator. Dining Area: uPVC double glazed French double doors to rear terrace. Radiator. Latch door into:

KITCHEN:

uPVC double glazed window to side. Fitted with a range of modern marble effect roll top work surfaces with inset circular sink and drainer with mixer tap over. Space and plumbing for slimline dishwasher and washing machine. Matching cupboards below and over. Space and fittings for gas oven. Space for fridge/freezer. Beamed ceiling. Radiator. Further latch door to:



REAR LOBBY:

uPVC double glazed window and door giving access to outside. Beamed ceiling. Radiator. Latch door to:

CLOAKROOM:

Obscure uPVC double glazed window to side. Fitted with a white low level WC, wall mounted wash basin with tiled splashback. Radiator.

FIRST FLOOR LANDING:

uPVC double glazed windows to side and staircase with timber handrail and balustrade leading from hallway. Access to loft space. Timber door to useful shelved linen cupboard. Range of latch timber doors to:

BEDROOM ONE:

uPVC double glazed window to rear giving aspect to garden. Timber double doors to fitted wardrobe cupboard. Radiator.

BEDROOM TWO:

uPVC double glazed window to front giving aspect to garden. Timber double doors to fitted wardrobe cupboard. Radiator.

BEDROOM THREE:

uPVC double glazed window to front. Timber door to useful built-in storage cupboard. Radiator.

BATHROOM:

Obscure uPVC double glazed window to rear. Fitted with a white suite comprising low level WC, pedestal wash basin with mixer tap over and tiled panelled bath with mixer tap and handheld shower attachment. Tiling to walls. Radiator.

OUTSIDE:

To the FRONT of the property is a DRIVEWAY providing off road parking and access to a single detached GARAGE with window to rear and personal door to side. Gated access leads to a pathway between the garage and the house to a REAR patio, garden shed, summer house with power and light, area of lawn, area of slate chippings, outside power point by patio and outside light.



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 an approximately 45 and 35 minutes drive respectively.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

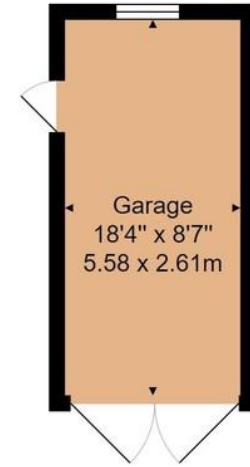
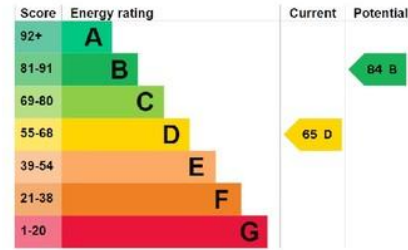
By appointment with Wood & Pilcher 01435 862211

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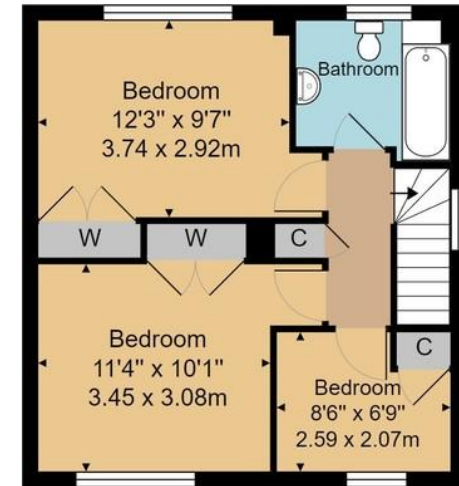
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Garage



Ground Floor



First Floor

House Approx. Gross Internal Area 926 sq. ft / 86.0 sq. m
Garage Approx. Internal Area 157 sq. ft / 14.6 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.