



QUEENSMOUNT
FIVE ASHES, MAYFIELD - £345,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

Queensmount

Five Ashes,
Mayfield, TN20 6LH

Entrance Hall - Cloakroom - Sitting Room With Wood Burning Stove - Utility Room - Kitchen - Double Glazed Conservatory - Landing - Three Bedrooms - Bathroom - Separate WC - Large Rear Garden - Off Street Parking

A three bedroom semi detached house with large garden and parking for a number of vehicles and being situated at the end of a cul-de-sac. It is fair to say the property requires updating and offers huge potential. The accommodation features a large double glazed conservatory, sitting room with wood burning stove, utility room and enjoys far reaching countryside views from the first floor. NO ONWARD CHAIN.

ENTRANCE HALL:

Wood effect flooring, 'Dimplex' electric storage heater, coved ceiling.

CLOAKROOM:

WC, wash basin, tiled walls. Double glazed window.

SITTING ROOM:

Feature brick surround with wood burning stove, coved ceiling. Glazed double doors leading to conservatory.

UTILITY ROOM:

Double glazed window, space & Plumbing for washing machine and tumble dryer, storage cupboards, door to lobby area and storage shed with mains water and electricity.

KITCHEN:

Range of wooden fronted matching wall and base cupboards, granite effect worktops with inset one and a half bowl stainless steel sink. Inset electric hob, built-in double oven. Space for dishwasher. Double glazed window. Glazed double doors leading to:



CONSERVATORY:

A large double glazed conservatory with wood effect flooring, double glazed doors opening onto the rear garden.

Stairs leading to:

FIRST FLOOR LANDING:

Double glazed window, coved ceiling, access to the loft.

BEDROOM 1:

Double glazed window overlooking the garden and with far reaching views across the Sussex countryside. Built-in wardrobes, built-in airing cupboard housing the hot water cylinder with slatted shelves above, electric wall mounted heater. Further built-in cupboard.

BEDROOM 2:

Double glazed window overlooking the garden and with far reaching views across the Sussex countryside. Electric wall mounted heater, coved ceiling.

BEDROOM 3:

Double glazed window, coved ceiling, built in cupboard.

BATHROOM:

Corner bath with 'Mira' shower over with hand held shower and drencher head, chrome mixer tap with hand held shower attachment, folding shower screen, vanity unit with inset wash basin and cupboards under. LED backlit mirror, Chrome heated towel rail, tiled walls. Double glazed window.

SEPARATE WC:

WC, tiled floor and walls. Double glazed window.

OUTSIDE FRONT:

The front garden is mainly laid to lawn with tree and shrub borders and a Log Store.

OUTSIDE REAR:

The rear garden features a lawned area with mature shrubs and trees, paved patio, decking, fish pond, outside power socket, side gates. Parking for a number of vehicles, wooden & metal sheds plus a portacabin.



SITUATION:

A favoured and established village being close to the market town of Heathfield, historic village of Mayfield and also giving good communications for the spa town of Royal Tunbridge Wells. The village of Five Ashes boasts its own traditional inn, primary school and village hall. Indeed the spa town of Royal Tunbridge Wells can be reached within approximately 20 minutes drive providing excellent shopping and leisure facilities to include the famous 'Pantiles' area together with the Royal Victoria Shopping Mall. Tunbridge Wells provides a wide range of schooling including grammar schools. London can be reached by train in just under the hour from Tunbridge Wells with Buxted train station only 5 miles away from the village itself. The town of Heathfield in general provides a range of shopping facilities some of an interesting independent nature with a backing of supermarkets of a national network. (The larger coastal resorts of both Brighton and Eastbourne can be reached in approximately 45 and 35 minutes drive respectively.)

TENURE:

Freehold

COUNCIL TAX BAND:

C

VIEWING:

By appointment with Wood & Pilcher 01435 862211

AGENTS NOTE:

We understand the parking area at the bottom of the garden is under a separate title which is included in the sale.

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 contained. 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.



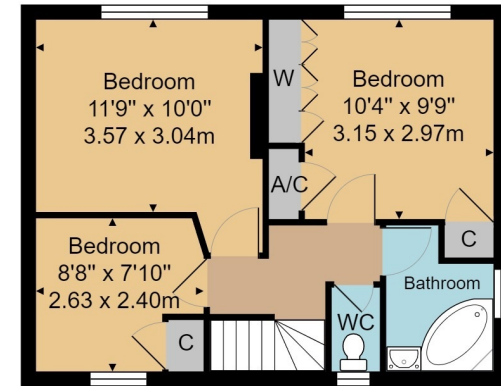
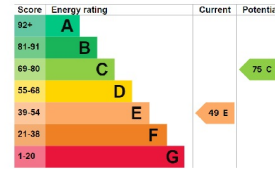
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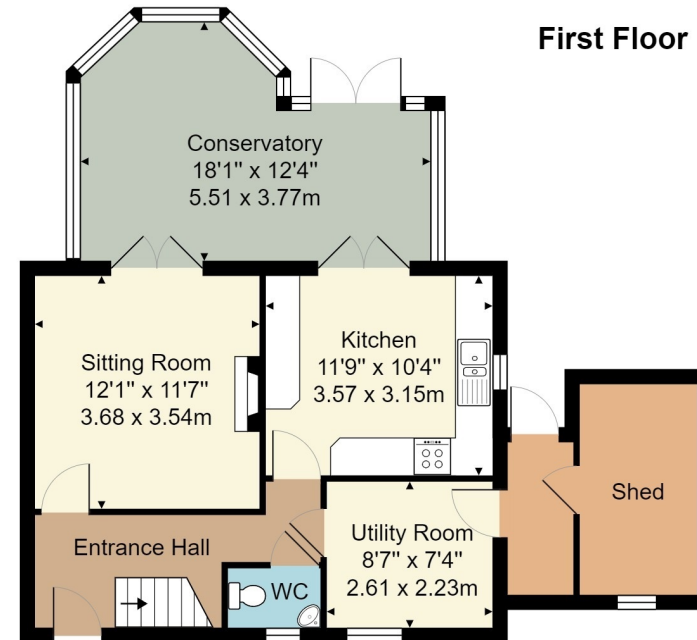
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First Floor



Ground Floor

Approx. Gross Internal Area 1158 ft² ... 107.6 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 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.