



THE OAKS
HEATHFIELD - GUIDE PRICE £440,000 - £450,000



6 The Oaks

Heathfield, TN21 8YA

**Covered Entrance Porch - Entrance Hall - Cloakroom -
Sitting Room - Dining Room - Kitchen - Landing - Bedroom
One With Dressing Room - 2 Further Bedrooms -
Luxury Spacious Family Bathroom - Driveway & Garage -
Rear Garden**

A modern detached 3 bedroom (formerly 4) property situated in a cul-de-sac on the popular 'Green Lane' development' on the periphery of Heathfield. The property is offered with the benefit on no onward chain and enjoys a sitting room with wood burning stove opening into a dining area with patio doors to the rear terrace, fitted kitchen and ground floor cloakroom with 3 bedrooms (master with dressing room) and a large luxury bathroom to the first floor. The property also benefits from a single garage, driveway and pretty rear garden with terrace patio. Viewing recommended.

COVERED ENTRANCE PORCH:

Double glazed panelled front door into:

ENTRANCE HALL:

Door to under stairs storage cupboard. Timber effect porcelain flooring. Radiator. Stairs to first floor and further range of doors to:

CLOAKROOM:

Leaded light double glazed window to front. Fitted with white suite comprising low level WC with concealed cistern into vanity unit with circular bowl style sink with mixer tap over. Tiling to walls including mosaic decorative dado effect. Timber effect porcelain flooring. Heated ladder style chrome effect towel rail.

SITTING ROOM:

Leaded light double glazed window to front. Timber effect porcelain flooring. Fitted wood burning stove with slate tile effect hearth. Wall mounted central heating thermostat. Radiator. Archway through into:



DINING ROOM:

Timber effect porcelain flooring. Radiator. Double glazed patio doors giving access to rear terrace.

KITCHEN:

Leaded light double glazed window and door providing access to rear. Range of worktops with matching cupboard and drawer base units below incorporating space for low level fridge/freezer (or plumbing for a washing machine/dishwasher), fitted oven/grill incorporating 4 ring electric hob over and canopy style extractor hood with light. Tiled splashbacks. Matching wall mounted cupboards. Further useful storage cupboards. Timber effect porcelain flooring.

FIRST FLOOR LANDING:

Staircase from entrance hall with fitted striped carpet rises to a mid level area with leaded light double glazed window to side. Opening into main landing with a range of doors to:

BEDROOM ONE:

Leaded light double glazed window to front. Timber effect laminate flooring. Radiator. Archway into:

DRESSING ROOM:

Leaded light double glazed window to front. Range of fitted wardrobe cupboards. The dressing room was formerly bedroom 4 and could easily be restored if necessary.

BEDROOM TWO:

Leaded light double glazed window to rear. Timber effect laminate flooring. Radiator.

BEDROOM THREE:

Leaded light double glazed window to rear. Timber effect laminate flooring. Radiator.

LUXURY FAMILY BATHROOM:

Fitted with a white suite with chrome effect fittings throughout comprising Jacuzzi bath with mixer tap/shower attachment over, pedestal wash basin, low level WC, bidet and separate shower cubicle being fully tiled around with twin headed system within. Timber effect porcelain flooring. Half height tiling to walls incorporating mosaic dado effect. Heated radiator/towel rail.



OUTSIDE:

To the FRONT of the property is an open plan area of lawn with established flowering borders and wisteria decorating the front of the property. A tarmac driveway provides access to an attached GARAGE. Access is available via the side door (up and over door not connected) and the garage is set into 2 useful areas providing potential for home office/s storage.

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:

E

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



27 High Street, Heathfield,
East Sussex, TN21 8JR
Tel: 01435 862211

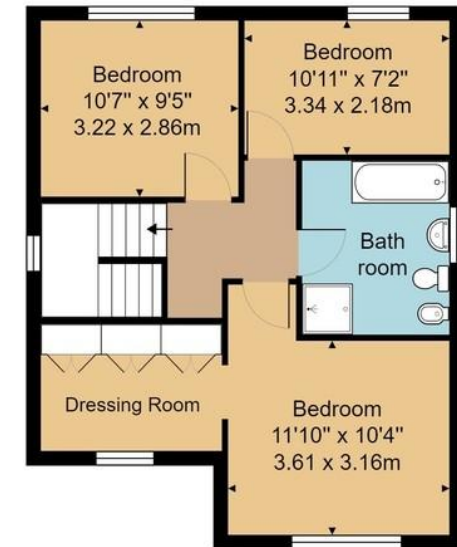
Email: heathfield@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 1080 ft² ... 100.3 m²
(excluding garage, shed)

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.