



CHERWELL ROAD
HEATHFIELD - £385,000

WOOD & PILCHER
FOR SALE



WOOD & PILCHER

Sales, Lettings, Land & New Homes

20 Cherwell Road

Heathfield, TN21 8JT

Enclosed Porch - Entrance Hall - Sitting Room With Large Picture Window - Three Bedrooms - Re-Modelled Kitchen - Re-Modelled Bathroom - Separate WC - Mature Garden - Garage En Bloc - No Onward Chain

A beautifully appointed three bedroom detached bungalow having been recently refurbished by the current owner and being conveniently situated just a short stroll from Heathfield town centre. The accommodation enjoys far reaching views from the front sitting room, three bedrooms, re-modelled bathroom and separate WC, a re-modelled kitchen and a mature garden to the rear. There is a garage en bloc and you have level access from the rear should you prefer not to use the steps at the front. NO ONWARD CHAIN.

ENCLOSED PORCH:

Double glazed windows, stained glass leaded light front door.

ENTRANCE HALL:

Radiator, tiled floor, access to the loft with pull down ladder.

SITTING ROOM:

Large double glazed picture window enjoying tremendous far reaching views, radiators.

BEDROOM 1:

Double glazed windows overlooking the rear garden, radiator. Built-in wardrobe.

BEDROOM 2:

Double glazed window overlooking the rear garden, radiator. Built-in wardrobe.



BEDROOM 3/DINING ROOM:

Double glazed window with far reaching views, radiator.

RE-MODELLED KITCHEN:

Range of gloss white fronted matching wall and base cupboards and wood effect worktops with inset four burner gas hob and double oven under with stainless steel filter hood above. Inset stainless steel sink. Fridge/freezer. Space for washing machine. Wood effect flooring, inset spotlights. Cupboard housing gas fired combination boiler. Double glazed window and part double glazed door to the side.

RE-MODELLED BATHROOM:

Fitted with a pedestal wash basin, panel enclosed bath with chrome mixer tap and shower attachment. Tiled walls, chrome heated towel rail, inset spotlights, extractor fan. Double glazed window.

SEPARATE WC:

Low level WC, tiled walls, radiator, inset spotlights. Double glazed window.

OUTSIDE REAR:

There is a well maintained mature garden to the rear with paved patio area, lawn, mature shrub beds, further raised patio to the rear. Timber storage shed, side gate. A rear gate provides access to the garage which is en-bloc with up and over door.

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 approximately 45 and 35 minutes drive respectively.



TENURE:

Freehold

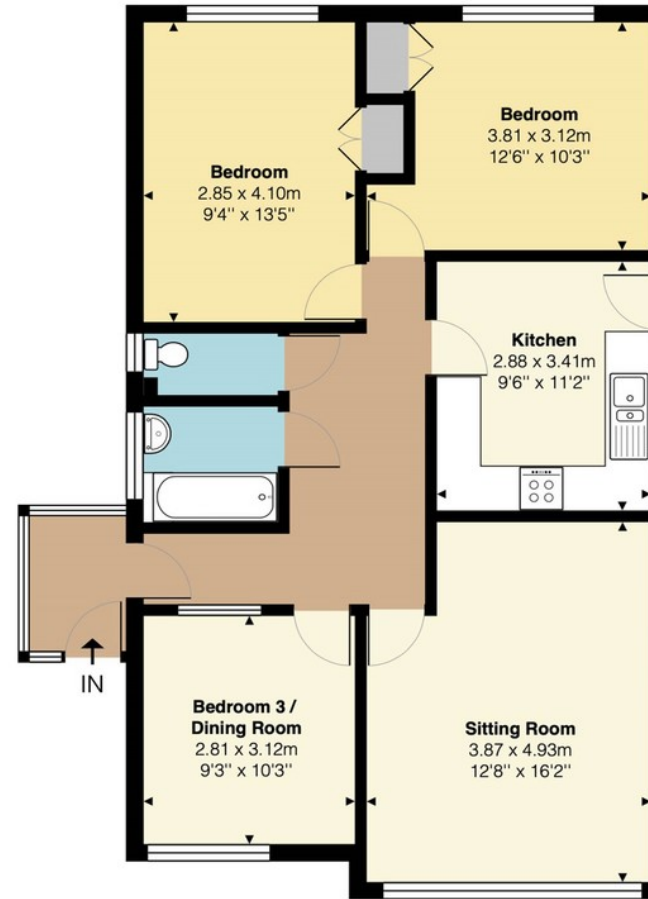
COUNCIL TAX BAND:

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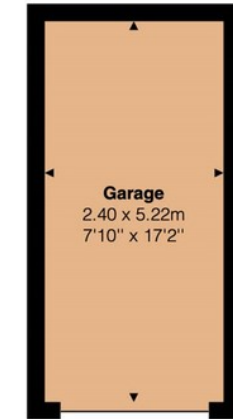
VIEWING:

By appointment with Wood & Pilcher 01435 862211

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	66 B
39-54	E		
21-38	F		
1-20	G		



**Approx
Internal Floor Area
880 sq ft (81.7 sq m)**



**Garage
Approx Internal Area
135 sq ft (12.6 sq m)
(Not Shown In Correct
Location / Orientation)**

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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Not To Scale.

Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.
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