



WILLOWS
MAYNARDS GREEN, HEATHFIELD - £540,000



Willows

Maynards Green,
Heathfield, TN21 0BU

Entrance Hall - Four Bedrooms - Luxury Bathroom with Bath and Separate Shower Cubicle - Sitting Room - Dining/Family Room - Modern Fitted Kitchen - Good Size Garden with Gate to the Cuckoo Trail - Off-street Parking for a number of Vehicles

Beautifully presented four bedroom link-detached bungalow situated in the small village of Maynards Green with a highly regarded Primary School and a short drive to Horam and the market town of Heathfield. The accommodation features interlinking sitting, dining/family room and modern kitchen, a luxurious bathroom with separate bath and shower cubicle, good size garden and parking for a number of vehicles.

ENTRANCE HALL:

Double-glazed side windows, built-in storage cupboard, radiator, access to the loft with pull-down ladder and light.

BEDROOM 1:

Double-glazed windows to the front, radiator, inset spotlights, fitted mirror-fronted wardrobes.

BEDROOM 2:

Double-glazed window to front, radiator, inset spotlights, fitted wardrobe.

BEDROOM 3:

Double-glazed windows overlooking the rear garden, radiator.

BEDROOM 4:

Roof window with fitted blind, radiator.



FAMILY BATHROOM:

Luxury family bathroom with double-glazed windows, tiled floor and walls, roll-top bath with claw feet and chrome mixer taps with hand-held shower attachment, separate shower cubicle with thermostatic shower featuring a hand-held shower and drencher head, WC, pedestal wash basin, chrome heated towel rail, inset spotlights.

SITTING ROOM:

Inset spotlights and wall lights, modern upright radiator.

Opening into:

DINING/FAMILY ROOM:

Double-glazed windows and double-glazed French doors overlooking and leading out to the rear garden, modern upright radiator.

MODERN KITCHEN:

Range of cream, gloss-fronted matching wall and base cupboards, wood-effect worktops with inset 1.5 bowl ceramic sink, built-in microwave, space for American-style fridge freezer and range-style cooker, stainless-steel and glass extractor hood, integrated dishwasher and washer/dryer, part-tiled walls, double-glazed window and breakfast bar, Amtico wood-effect flooring.

CLOAKROOM:

Double-glazed window, corner washbasin with tiled splashback, WC, wood effect flooring.

EXTERNALLY:

A lawned garden area to the front and brick-set driveway with further parking area. A spacious garden to the rear with raised decking, large lawn, gated access to the side with paved area and wooden storage shed, outside water tap, access onto the Cuckoo Trail at the rear.



SITUATION:

Located in the small hamlet of Maynards Green that offers Primary School and local Inn. The town centre of Heathfield is within easy reach by car providing a fine 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. 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. Train stations at both Buxted and Stonegate are approximately 8 miles distant, both providing a service of trains to London.

VIEWING:

By appointment with Wood & Pilcher 01435 862211

TENURE:

Freehold

COUNCIL TAX BAND:

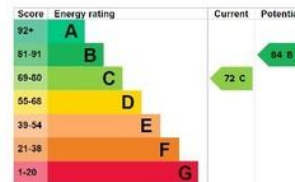
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Approx. Gross Internal Area 1227 sq. ft / 114 sq. m

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.