



YEW TREES, TILSMORE ROAD
HEATHFIELD – GUIDE PRICE £500,000 - £550,000



**WOOD &
PILCHER**
Sales, Lettings, Land & New Homes

Yew Trees

Tilsmore Road, ,
Heathfield, East Sussex, TN21 0XU

Impressive Reception Hall with Wood Burner - Three Double Bedrooms - Lounge/Diner - Kitchen/Breakfast Room - Shower Room - Mature Gardens to the front and rear - Two Workshop/Storage Rooms - Own Driveway providing parking for a number of vehicles.

An exceptionally well presented three double bedroom detached bungalow conveniently situated in a highly popular road a very short walk from Heathfield Town Centre. The accommodation features an impressive reception hall with beamed ceiling and wood burning stove, kitchen/breakfast room and modern shower room. There are mature secluded gardens to the front and rear and two workshops. The driveway provides parking for a number of vehicles.

RECEPTION HALL:

A spacious room with wood burning stove, beamed ceilings, UPVC part-double glazed front door with leaded light double glazed windows to the side, radiator with ornate radiator cover.

LOUNGE/DINER:

Triple aspect with double glazed windows overlooking the front garden and double glazed French doors, plus two porthole windows to the side, coved ceiling, radiator.



KITCHEN/BREAKFAST ROOM:

Dual aspect with double glazed windows overlooking the rear garden and double glazed French doors leading onto the side garden area, laminate stone effect worktop with inset 1.5 bowl sink, breakfast bar, cupboards under, space for washing machine, slimline dishwasher, upright fridge freezer and range-style cooker. Fitted Rangemaster Cooker with extractor fan with further fitted cupboards, tile-effect floor, stable door leading to rear porch, beamed ceiling, upright modern radiator.

BEDROOM ONE:

Double glazed window overlooking the front garden, radiator, beamed ceiling.

BEDROOM TWO:

Dual aspect with double glazed windows overlooking the rear garden, vanity unit with inset wash basin and cupboards and drawers under, fitted wardrobe, radiator, beamed ceiling.

BEDROOM THREE:

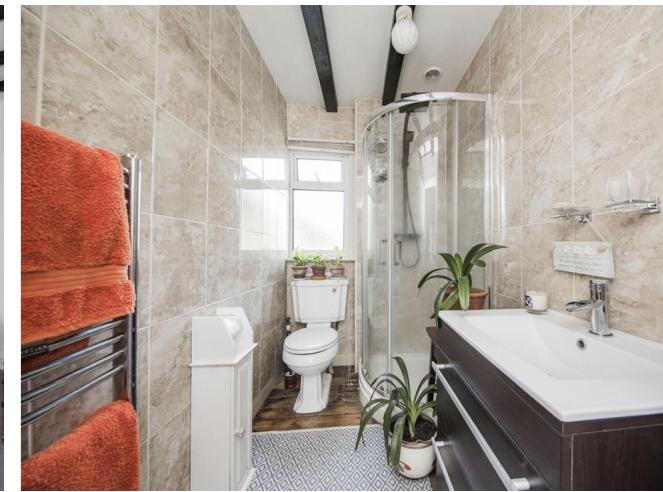
Double glazed French doors leading to the garden, radiator.

SHOWER ROOM:

Double glazed window, quadrant shower featuring a thermostatic shower with hand-held shower and drencher head, wash basin with cupboards under, WC, heated chrome towel rail, tiled walls, wooden flooring, beamed ceiling, extractor fan.

EXTERNALLY:

There are two workshops/storage sheds both with double glazed patio doors to the front and windows to the rear. The property is approached via a block-paved driveway providing parking for a number of vehicles and is surrounded by a landscaped garden with mature shrubs and trees plus a further lawned area. The rear garden is secluded, with a lawned area, mature shrubs and trees, a raised decked area, raised vegetable beds, timber shed, paved patio area and outside tap,



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.

VIEWING:

By appointment with Wood & Pilcher 01435 862211

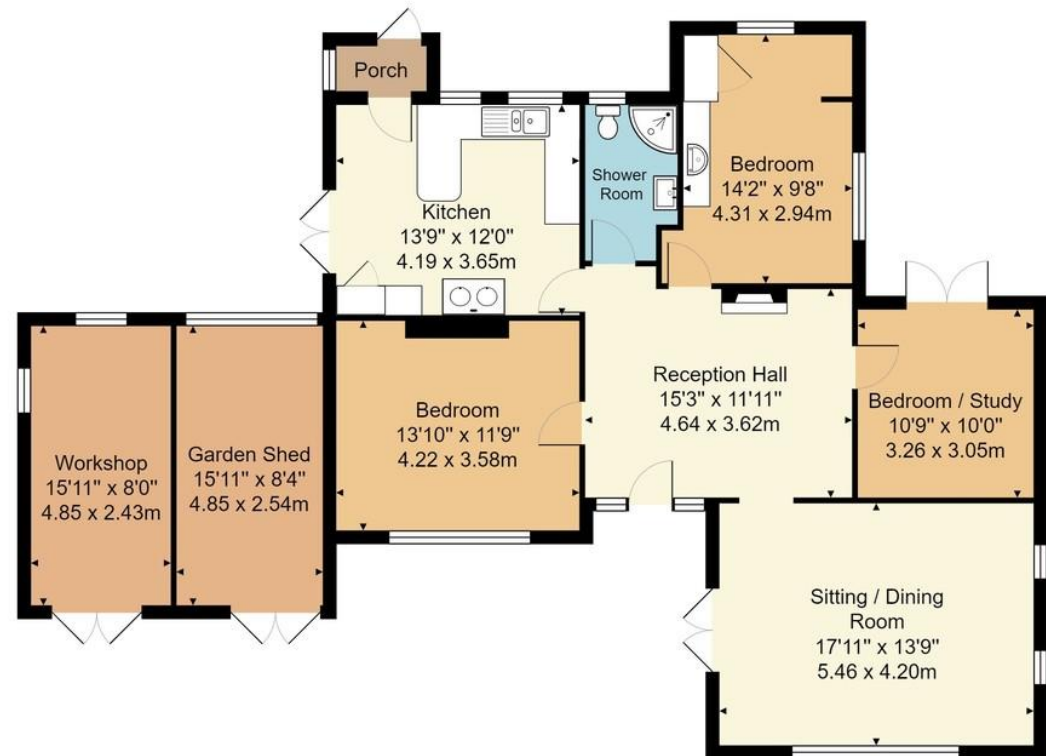
TENURE:

Freehold

COUNCIL TAX BAND:

E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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



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Bungalow Approx. Gross Internal Area 1102 sq. ft / 102.4 sq. m
Approx. Gross Internal Area (Incl. Workshop&Shed) 1366 sq. ft / 126.9 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.