



WREN CLOSE
HEATHFIELD - £300,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

3 Wren Close

Heathfield, TN21 8HG

Enclosed Porch - Entrance Hall - Kitchen/Diner - Sitting Room - Landing - Three Bedrooms - Family Bathroom - Garage - Own Driveway - Garden

A well presented 3 bedroom end of terrace town house arranged over 3 floors offering spacious accommodation. The property is situated in a cul-de-sac position just a short walk from Waitrose and the Town Centre. There is a large kitchen/diner and a sitting room that leads out on to the good size well maintained garden. Single garage and driveway. **VIEWING RECOMMENDED.**

ENCLOSED PORCH:

Glazed front door and windows to side. uPVC double glazed door to:

ENTRANCE HALL:

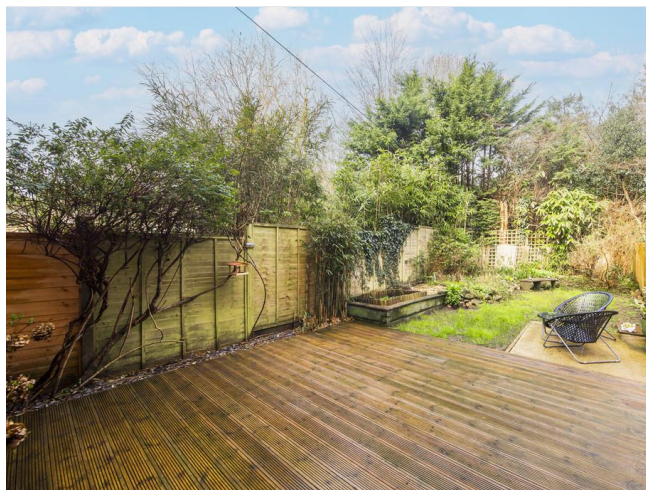
Wood effect flooring and coved ceiling. Under stairs storage area. Door to:

KITCHEN/DINER:

Double glazed windows with fitted shutters overlooking garden to the rear. Range of wood effect wall and base cupboards with inset 1 and half bowl stainless steel sink. Inset gas hob with filter hood over and built-in double oven. Space for washing machine and dishwasher. Cupboard housing boiler with space for tumble dryer. Coved ceiling and inset spotlights. Wood effect flooring. Radiator.

SITTING ROOM:

Accessed via stairs down from hallway. Double glazed windows and door to garden. Wood effect flooring and coved ceiling. Inset spotlights. Radiators.



FIRST FLOOR LANDING:

Accessed via stairs up from entrance hall. Coved ceiling. Airing cupboard housing hot water cylinder with slatted shelving over. Doors to:

BEDROOM ONE:

Double glazed window with fitted shutters. Coved ceiling. Radiator.

BEDROOM TWO:

Double glazed window overlooking rear garden. Fitted wardrobe. Coved ceiling. Radiator.

BEDROOM THREE:

Double glazed windows with fitted shutters. Built-in cupboard. Coved ceiling. Radiator.

BATHROOM:

White suite comprising WC, pedestal wash basin and panel enclosed bath with thermostatic shower over. Inset spotlights. Part tiled walls. Chrome heated towel rail. Access to loft and double glazed window.

EXTERNALLY:

Single GARAGE with up/over door and power and light with DRIVEWAY to front. Good size REAR GARDEN with large timber decked area and lawn with mature shrub borders. Side gate 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.

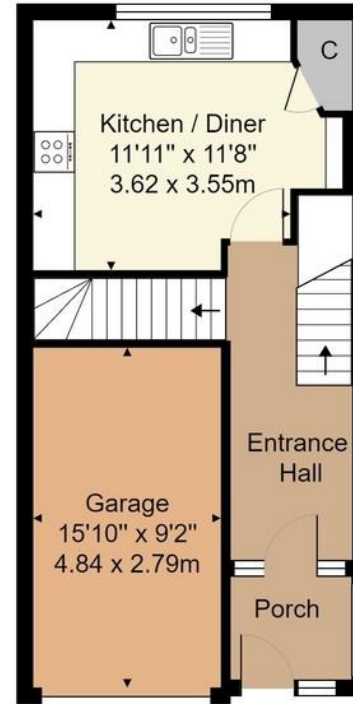


TENURE:

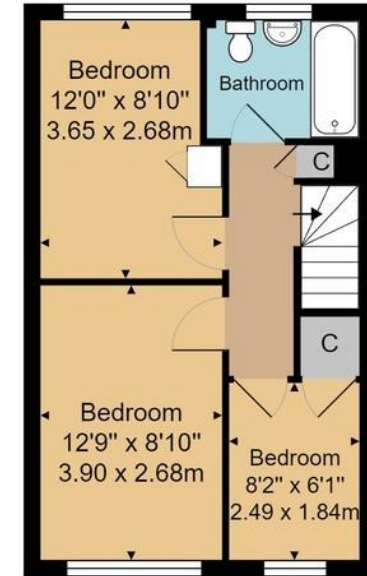
Freehold.

VIEWING:

By appointment with Wood & Pilcher 01435 862211.



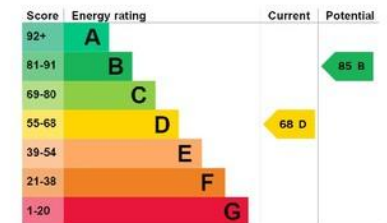
Ground Floor



First Floor



Lower Ground Floor



Approx. Gross Internal Area
1097 ft² ... 101.9 m²

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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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.