



LEY COTTAGE
BROAD OAK - £475,000



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Ley Cottage

Broad Oak,
Heathfield, TN21 8TD

**Enclosed Porch - Entrance Hall - Lounge/Diner - Kitchen -
Bathroom - Bedroom 3 - Conservatory - Galleried Landing -
Two Further Double Bedrooms - Shingled Driveway -
Single Garage - Mature Patio Garden To The Rear**

A detached three bedroom chalet bungalow situated in a small no through lane just a short walk from the village Store and Post Office. The accommodation features a spacious dual aspect lounge/diner, kitchen and conservatory overlooking the rear patio garden, one bedroom and bathroom downstairs with a further two bedrooms on the first floor. Driveway to the front provides parking for a number of vehicles in addition to the single garage.

ENCLOSED PORCH:

Quarry tiled floor, UPVC double glazed leaded light front door with double glazed side windows.

ENTRANCE HALL:

Radiator.

LOUNGE/DINING ROOM:

Dual aspect with double glazed windows to the front and rear, coved ceiling, radiator, feature fire place with cast iron surround and gas coal-effect fire.

KITCHEN:

Range of wooden fronted matching wall and base cupboards, laminate work tops with inset 1.5 bowl stainless steel sink, space for washing machine, tumble drier, cooker and upright fridge freezer. Double glazed window, built-in pantry.



LOBBY:

Tiled floor, fitted cupboards, double glazed door leading to:

CONSERVATORY:

Tiled floor, double glazed windows and double glazed door leading to the garden.

CLOAKROOM:

WC, double glazed window, tile-effect flooring.

BATHROOM:

Tiled floor, part-tiled walls, double glazed window, vanity unit with inset wash basin and cupboards under, panel enclosed bath with shower over. Heated chrome towel rail.

BEDROOM THREE:

Double glazed window to the front, radiator.

STAIRS:

Leading to:

GALLERIED LANDING:

Double glazed window, radiator.

BEDROOM ONE:

Dual aspect with double glazed windows with far reaching views between roof tops, radiator, fitted wardrobes with mirror-fronted sliding doors, built-in airing cupboard housing the hot water cylinder with slatted shelves above, further access to eaves storage area.

BEDROOM TWO:

Dual aspect with double glazed windows, far reaching views between roof tops, radiator, access to eaves storage area.

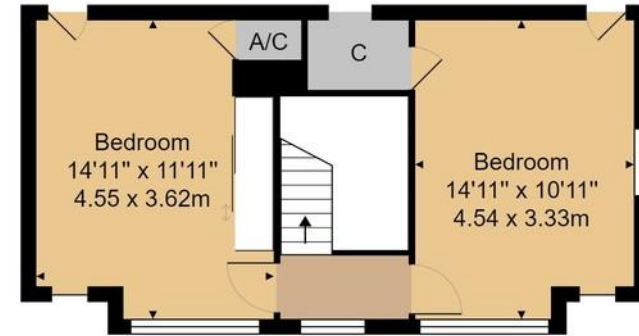


EXTERNALLY:

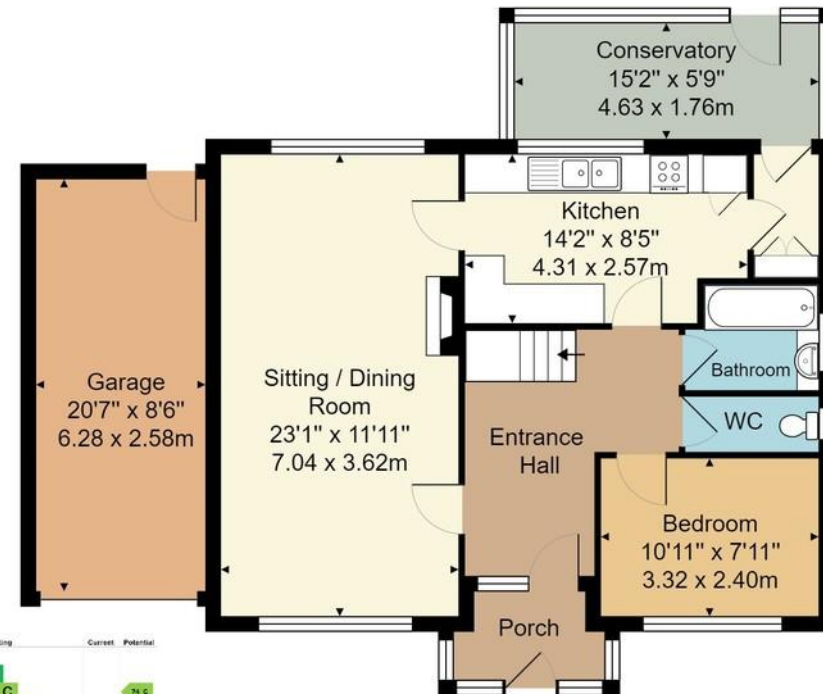
The property is approached via its own shingle driveway leading to a single garage with up-and-over door and personal door to the rear, power and light. Large timber storage shed. To the rear is a mature patio garden with multiple raised flower and shrub beds, timber summer house and wooden storage shed.

AGENTS NOTE:

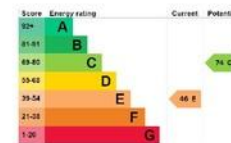
We understand that the lane is owned by 1 Providence Cottage, Broad Oak and this property has a right of way over the lane. If maintenance work was required to the lane, you would be expected to contribute one quarter of the cost.



First Floor



Ground Floor



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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House Approx. Gross Internal Area 1247 sq. ft / 115.8 sq. m
Approx. Gross Internal Area (Incl. Garage) 1437 sq. ft / 133.5 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.