



GEERS WOOD
HEATHFIELD - £350,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

17 Geers Wood

Heathfield, TN21 0AR

**Enclosed Porch - Entrance Hall - Downstairs Cloakroom -
Sitting Room With Wood Burning Stove -
Kitchen/Breakfast Room - Landing - Three Bedrooms -
Bathroom - Garage En-bloc**

An attractive three bedroom end of terrace family home situated on the highly desirable Geers Wood development in a superb position with woodland directly opposite. The accommodation features a spacious sitting room with feature fireplace and woodburning stove, a good size kitchen/breakfast room and downstairs cloakroom plus family bathroom on the first floor. There is a single garage en-bloc providing off-street parking with further on-road parking within the development.

ENCLOSED PORCH:

Double-glazed door and double-glazed side window.

ENTRANCE HALL:

Wood front door with double-glazed side window, wood-effect flooring, radiator with decorative cover, under stairs storage cupboard with fitted shelving and light. Wood door to rear garden.

CLOAKROOM:

Double-glazed window, WC, wash basin with tiled splashback, radiator.

SITTING ROOM:

Feature fireplace with woodburning stove, double-glazed windows overlooking the front garden, radiator.



KITCHEN/BREAKFAST ROOM:

Double-glazed windows overlooking the rear garden, matching wood fronted wall and base cupboards, laminate worktop with inset 1.5 bowl stainless steel sink, inset four-burner gas hob with oven under and filter hood above, space for washing machine and tumble drier, integrated dishwasher, part-tiled walls, tiled floor, space for upright fridge-freezer.

STAIRS:

Leading to:

FIRST FLOOR LANDING:

Access to the loft with pull-down ladder and light.

BEDROOM ONE:

Double-glazed window overlooking the front garden and woodland beyond, built-in wardrobe, radiator.

BEDROOM TWO:

Dual aspect with double-glazed windows, radiator, built-in wardrobe.

BEDROOM THREE:

Double-glazed windows overlooking the front garden and woodland beyond, radiator, built-in wardrobe.

BATHROOM:

White suite comprising a P-shaped bath with shower over and glass shower screen, vanity unit within inset wash basin and WC with concealed cistern, tiled walls, heated chrome towel rail, double-glazed window.

OUTSIDE:

Landscaped and enclosed garden to the front with shrub borders, hedging and patio area. Gated side access with timber shed. The rear garden features a lawn, paved patio area and rear gate. There is a **garage en-bloc** with twin opening timber doors to the front.



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 an approximately 45 and 35 minutes drive respectively.

VIEWING:

By appointment with Wood & Pilcher 01435 862211

TENURE:

Freehold

COUNCIL TAX BAND:

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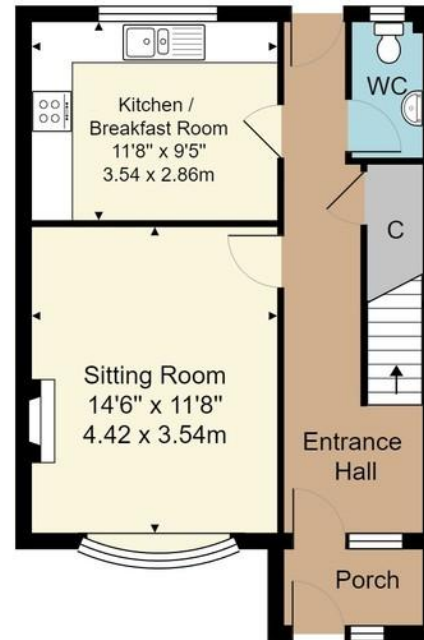
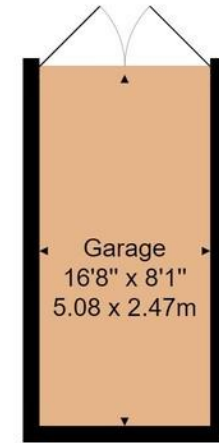
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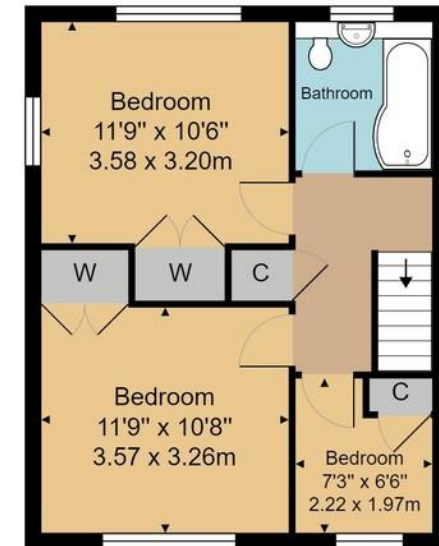
House Approx. Gross Internal Area
930 sq. ft / 86.4 sq. m

Garage Approx. Internal Area
135 sq. ft / 12.5 sq. m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

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.