



CHERWELL ROAD
HEATHFIELD - £395,000



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

22 Cherwell Road

Heathfield, TN21 8JT

**Entrance Hall - Sitting Room With Far Reaching Views -
Modern Kitchen - Three Bedrooms - Modern Shower
Room – Conservatory - Low Maintenance Rear Garden -
Garage En-bloc**

An extremely well presented three-bedroom detached bungalow situated in the heart of Heathfield just a short walk from the High Street. The property can be accessed via the rear providing a level entry from the garage and parking area. The accommodation features a modern fitted kitchen and shower room and flexible accommodation to provide two or three bedrooms depending on requirements. There is also a double glazed conservatory, low maintenance rear garden and garage en-bloc. NO ONWARD CHAIN.

ENTRANCE HALL:

Access to the loft. Built-in storage cupboard. Radiator.

SITTING ROOM:

Double glazed windows with far reaching views. Coved ceiling. Electric fire. Radiator.

KITCHEN:

Modern fitted kitchen with cream gloss-fronted matching wall and base cupboards. Wood-effect worktop with inset electric hob with oven under and filter hood above. Part-tiled walls. Space for upright fridge/freezer and space for washing machine. Inset spotlights. Wooden flooring. Door to:



UTILITY ROOM/LEAN TO:

Double glazed windows. Tiled floor. Space for washing machine. Water tap. Double glazed door to the rear garden.

BEDROOM ONE:

Double glazed window overlooking the rear garden. Built-in wardrobe. Radiator.

BEDROOM TWO:

Double glazed window with far reaching views. Radiator.

BEDROOM THREE/DINING ROOM:

Coved ceiling. Built-in wardrobe. Radiator. Double glazed sliding patio doors leading to:

CONSERVATORY:

Double glazed French doors leading to the low maintenance garden to the rear garden.

SHOWER ROOM:

Double glazed windows. Large shower cubicle with thermostatic shower and fitted handrails. White suite comprising WC and wash basin. Tiled floor and walls. Chrome heated towel rail. Inset spotlights. Extractor fan.

OUTSIDE:

Low maintenance rear garden with paved patio, rockery, shrub borders, side gate and decking. Storage shed. Rear gate providing access to the SINGLE GARAGE en-bloc with up-and-over door and parking directly in 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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ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

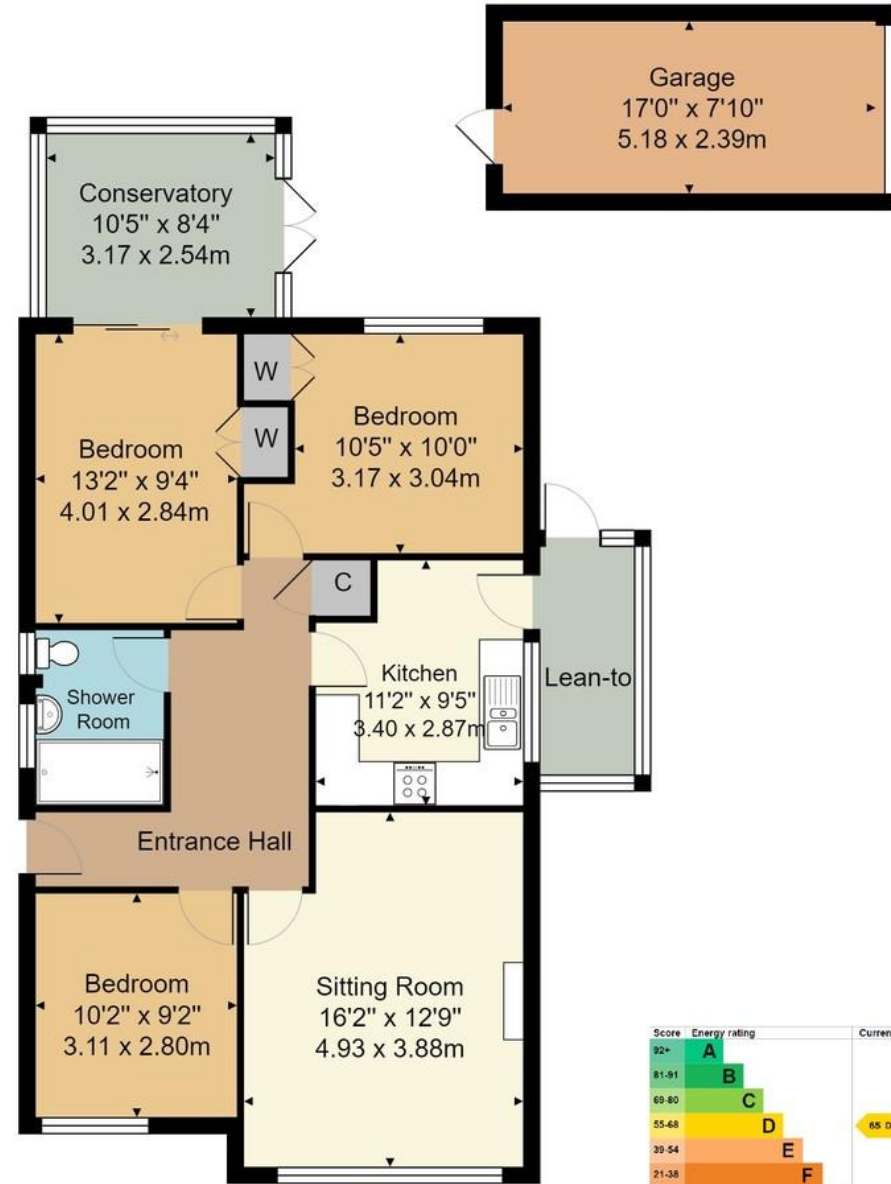
Heating - Gas-fired

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	83 B
39-54	E		
21-38	F		
1-20	G		

Bungalow Approx. Gross Internal Area 970 sq. ft / 90.1 sq. m
Garage Approx. Internal Area 133 sq. ft / 12.4 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.