



**BIRCH WAY**  
**HEATHFIELD - £350,000**





# 4 Birch Way

Heathfield, TN21 8BB

**Entrance Hall - Bright & Spacious Lounge/Diner - Modern Kitchen - First Floor Landing - Three Bedrooms - Bathroom - Fence Enclosed Rear Garden - Single Garage & Own Driveway**

A bright and well presented three bedroom semi-detached family home situated in a popular location less than a mile from Heathfield Town Centre. The accommodation features a spacious through lounge/diner. modern fitted kitchen, garden and garage with own driveway to the front.

## **ENTRANCE HALL:**

Double glazed front door with double glazed side window. Under stairs storage cupboard. Panel effect feature wall. Wood effect flooring. Radiator.

## **LOUNGE/DINER:**

A bright and spacious dual aspect room with double glazed windows and double glazed French doors leading to the garden. Carpeted in the lounge area with wood effect flooring in the dining area. Coved ceiling.

## **KITCHEN:**

A modern cream gloss fronted kitchen with matching wall and base cupboards. Wood effect worktop with inset one and a half bowl sink. Inset electric hob with filter hood over. Built-in oven and microwave. Space and plumbing for washing machine and dishwasher. Wood effect flooring. Double glazed door to the rear garden.





**FIRST FLOOR LANDING:**

Double glazed window. Access to the part-boarded loft with pull down ladder and light. Airing cupboard housing the hot water cylinder with slatted shelves above.

**BEDROOM ONE:**

Double glazed window. Radiator.

**BEDROOM TWO:**

Double glazed window enjoying far reaching countryside views across rooftops. Radiator.

**BEDROOM THREE:**

Double glazed window. Radiator.

**FAMILY BATHROOM:**

Double glazed window. Bath with thermostatic shower over. WC. Wash basin. Tiled floor and walls. Inset spotlights. Extractor fan. Radiator.

**OUTSIDE:**

A driveway leads to a single garage with up-and-over door, window, personal door to the rear, power and light. The rear garden is fence enclosed and features a paved patio area and lawn.

**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:**

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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](http://www.gov.uk)

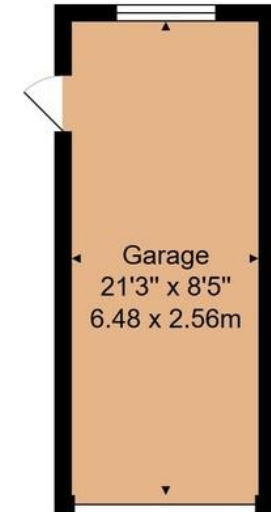
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas-fired

House Approx. Gross Internal Area  
833 sq. ft / 77.3 sq. m

Garage Approx. Internal Area  
178 sq. ft / 16.6 sq. m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 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 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

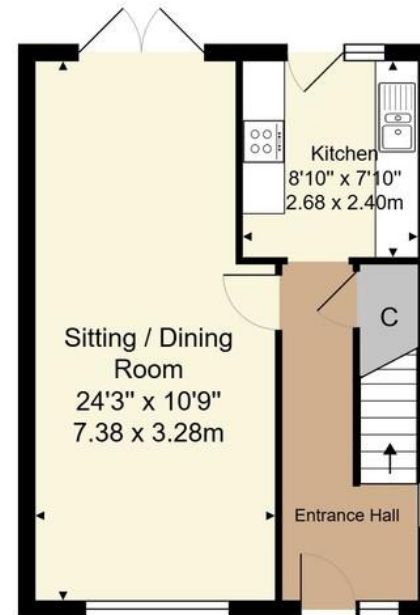


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**Ground Floor**



**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.