



## WOOD & PILCHER



- 2 Bedroom Semi-Detached Bungalow
- Chain Free
- Potential to Improve
- Large Living / Dining Room
- Driveway & Garage
- Energy Efficiency Rating: D

**Heathfield Road, Burwash Weald**

**£295,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)



**Turloch, Heathfield Road, Burwash Weald, Etchingham, TN19 7LB**

Chain Free! This 2 bedroom semi-detached bungalow has great potential to improve, offers lovely sized garden and is located in the sought-after area of Burwash Weald. Inside the bungalow offers a large living / dining room, kitchen with access to the garden, two bedrooms and a bathroom. There is also a substantial loft with the potential to convert subject to planning consent. Outside the rear garden is of a decent size featuring areas of lawn, established shrub borders, pond, vegetable patch, summer house and store room. To the front there is a driveway providing parking and access to a garage.

**ENTRANCE PORCH:**

Double glazed front door. Tiled floor. Timber part obscure glazed front door giving access to:

**ENTRANCE HALL:**

Loft hatch. Radiator. Range of doors to:

**LIVING/DINING ROOM:**

Dual aspect room with double glazed bay windows to front and double glazed window to rear. Gas fire. 2 radiators. Door to:



**KITCHEN:**

Double glazed window to side. Half obscure double glazed door to side. Range of wall and base storage units. Laminate worktops. Tiled splashbacks. Radiator. Space for appliances. Double electric oven and electric hob.

**BEDROOM ONE:**

Double glazed bay window to front. Fitted wardrobes. Radiator.

**BEDROOM TWO:**

Dual aspect room with double glazed windows to rear and side. Airing cupboard housing the hot water cylinder with storage above. Radiator.

**BATHROOM:**

Obscure double glazed window to rear. Bath with shower attachment over. WC. Wash hand basin. Radiator. Localised tiling.

**OUTSIDE:**

The rear garden is of a good size featuring established shrub beds, lawn, pond, vegetable patch, storage room and summer house. To the front the property is approached by its own driveway providing parking and access to a garage.

**SITUATION:**

This popular hamlet is extremely well placed within 3 miles distant of Stonegate rail station with service of trains to London and the beautiful and historic village of Burwash which provides shopping facilities for day-to-day needs and a popular primary school coupled with traditional Inns. It is approximately 3 miles from the town of Heathfield which provides a fine 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. The Spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approx 15 miles distant with the larger coastal towns of both Hastings and Eastbourne being reached within approximately 35 and 45 minutes drive respectively.

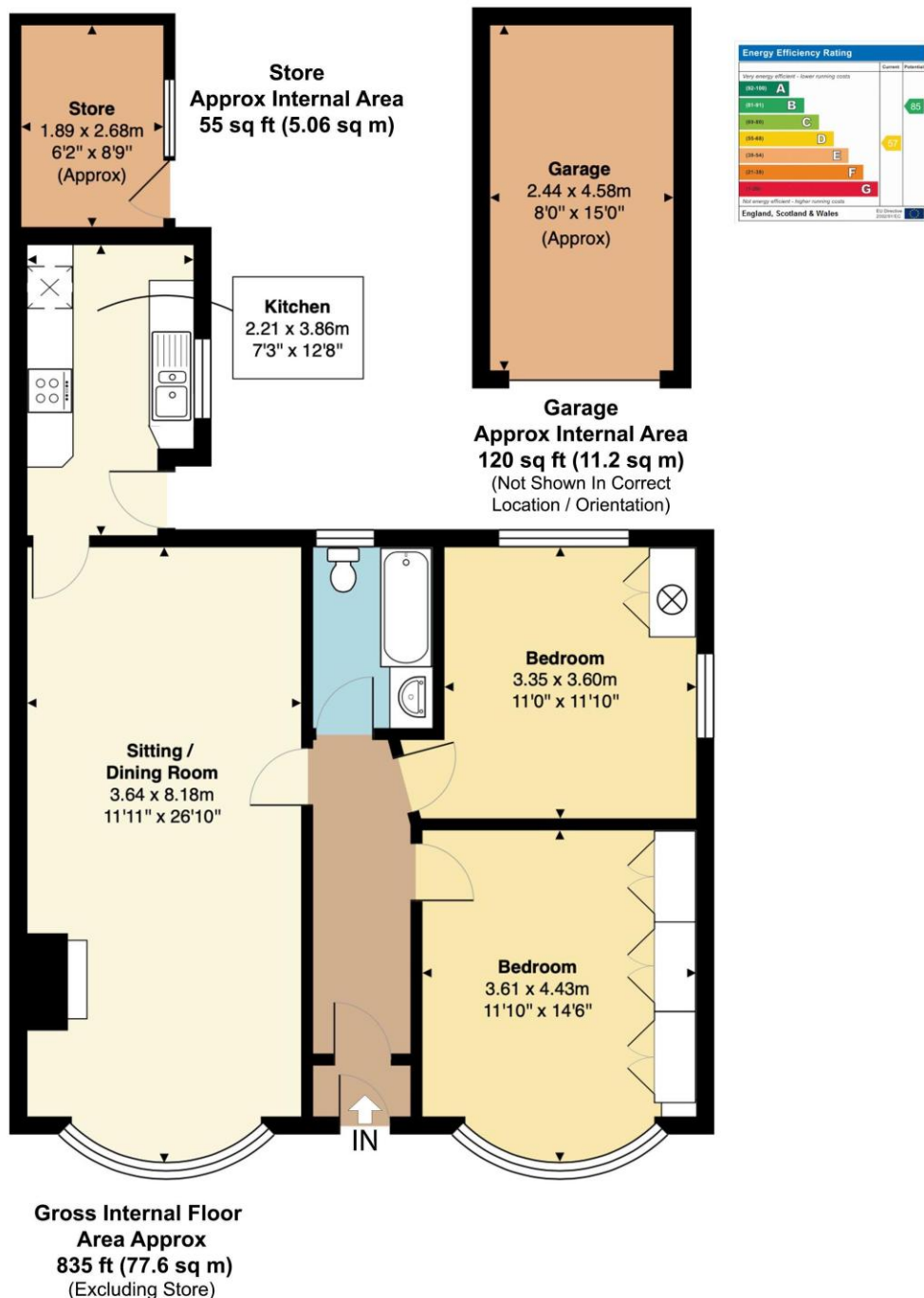
**TENURE:**

Freehold

**VIEWING:**

By appointment with Wood & Pilcher 01435 862211





## Turloch, Burwash Weald, TN19 7LB

Not To Scale.  
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