



ELM WAY
HEATHFIELD - £550,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

3 Elm Way

Heathfield, East Sussex, TN21 8YH

**Entrance Hall - Cloakroom - Sitting Room - Dining Room -
Modern Kitchen/Breakfast Room - First Floor Landing -
Four Double Bedrooms - Remodelled Family Bathroom &
En-suite Shower Room - Double Garage -
Good Size Rear Garden**

A well proportioned, four double bedroom detached family home situated on the edge of the Green Lane development, conveniently situated for the popular Parkside Primary School and approximately half a mile from Heathfield Town Centre. The property features two interlinking reception rooms, a modern kitchen/breakfast room, remodelled family bathroom and en-suite shower room. There is a larger than average garden to the rear and also a double garage.

ENTRANCE HALL:

Wooden flooring. Coved Ceiling. Under stairs storage cupboard. Radiator.

CLOAKROOM:

Double glazed window. WC. Vanity unit with inset wash basin and cupboard under. Wooden flooring. Radiator.

SITTING ROOM:

Double glazed window to the front. Feature fire surround with stone insert and hearth. Coved ceiling. Radiator. Glazed double doors leading to:

DINING ROOM:

Double glazed sliding patio doors leading to the garden. Coved ceiling. Dado rail. Radiator.



KITCHEN/BREAKFAST ROOM:

Double glazed window. Range of cream gloss fronted matching wall and base units. Worktop with inset AEG induction hob, glass splashback and filter hood above. Built-in double oven, microwave/cooker and warming drawer. Inset one and a half bowl stainless steel sink. Low-level LED lights and electric low-level heater. Breakfast bar. Inset spotlights. Door to the garage.

FIRST FLOOR LANDING:

Access to the loft. Built-in airing cupboard housing the hot water cylinder with slatted shelves above. Radiator.

BEDROOM ONE:

Double glazed window. Range of fitted wardrobes. Radiator.

REMODELLED EN-SUITE:

Double glazed window. Tiled floor and walls. Large walk-in shower with drencher head and hand-held shower. WC with concealed cistern. Vanity unit with inset wash basin and cupboards under. Inset spotlights.

BEDROOM TWO:

Double glazed window overlooking the garden. Built-in mirror-fronted wardrobes. Wood-effect flooring. Radiator.

BEDROOM THREE:

Double glazed window overlooking the garden. Wood-effect flooring. Radiator.

BEDROOM FOUR:

Double glazed window to the front. Built-in wardrobe. Radiator.

REMODELLED FAMILY BATHROOM:

White suite comprising P-shaped panel enclosed bath with shower over and curved glass shower screen. Vanity unit with inset basin and cupboards under. WC with concealed cistern. Chrome heated towel rail. Inset spotlights.

OUTSIDE:

The driveway leads to a DOUBLE GARAGE with twin up-and-over doors, power and light plus a personal door leading to the kitchen/breakfast room. There is a generous rear GARDEN with paved patio area, large lawn and mature shrubs and trees.



SITUATION:

Situated on a sought-after development on fringes of the market town of Heathfield with easy access to a popular local primary school. The town itself offers a 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.

TENURE:

Freehold.

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01435 862211

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 Central Heating

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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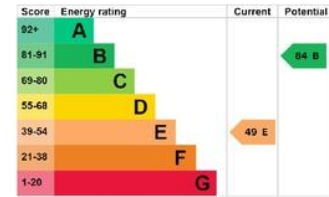


First Floor



Ground Floor

Approx. Gross Internal Area 1821 ft² ... 169.2 m²
(Includes Garage)



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.