



LINDEN GARDENS
HEATHFIELD - £650,000



**WOOD &
PILCHER**
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7 Linden Gardens

Heathfield, TN21 0DP

Entrance Hall - Cloakroom - Sitting Room - Open Plan Kitchen/Dining Room - Family Room - Conservatory - First Floor Landing - Main Bedroom with En-Suite Shower Room opening into Bedroom 4/Dressing Room - 2 Further Bedrooms - Family Shower Room - Private Rear Garden - Double Garage & Driveway

NO ONWARD CHAIN. A stunning and much improved four bedroom detached property (presently laid out with 3 and a dressing room) with a double garage and off-road parking situated in this private road in a tucked away location yet only a short stroll from Heathfield High Street and its amenities. Internally the property has had the benefit of improvement in recent years to include a stunning kitchen breakfast room with fitted appliances and quartz worktops, sitting room with contemporary wood burning stove, family room, conservatory and bath and shower rooms complete with modern high-quality fittings. Viewing is necessary to appreciate all the property has to offer with a delightful private rear garden.

COVERED ENTRANCE PORCH:

Outside coach-style light point. Paved flagstone step to double glazed uPVC Georgian-style front door into:

ENTRANCE HALL:

Timber-effect flooring. Wall-mounted central heating thermostat ('HIVE smart system'). Stairs to first floor landing incorporating useful under stairs cupboard. Radiator. Doors to:

CLOAKROOM:

Obscure uPVC double glazed window to front. Modern white suite with chrome-effect fittings comprising low-level WC and wash basin with mixer tap over and storage below. Timber-effect flooring. Wall-mounted electric fuse box. Radiator.

SITTING ROOM:

uPVC double glazed window to front. Natural stone fireplace with contemporary inset wood burning stove. Radiators. Glazed double doors into:

KITCHEN/DINER:

Kitchen Area: Range of quartz fitted worktops including overhanging breakfast bar, matching soft-close cupboards above and drawer units below and integrated appliances to include dishwasher, Neff oven with sliding door, microwave oven above and warming drawer below. Fitted Fisher & Paykel American-style fridge/freezer connected to water with ice machine. Inset 1 & 1/2 bowl sink and drainer with waste disposal unit and additional hot tap. Inset Neff induction hob with contemporary Faber extractor hood over. Low-level heater. Recessed ceiling downlighters. Dining Area: Radiator. Timber-effect flooring throughout. Painted mahogany glazed doors into:



CONSERVATORY:

A Victorian-style conservatory with range of timber double glazed windows. Vaulted roof incorporating ceiling fan, Velux-style window and 'Appeal' roof blinds. Italian-style ceramic flooring. Wall light point. Radiator. Double doors giving access to the patio.

FAMILY ROOM:

uPVC double glazed sliding patio doors to rear terrace and further door to side. Timber-effect flooring. Recessed ceiling downlighters. Access to useful loft storage. Radiators. Integral door into double garage.

FIRST FLOOR LANDING:

Raised uPVC double glazed window allowing natural light into the landing area. Fitted smoke detector. Radiator. Useful shelved cupboard. Doors to:

BEDROOM ONE:

uPVC double glazed window to front incorporating views over rooftops to the town. Radiator. Archway into:

BEDROOM FOUR/DRESSING AREA:

uPVC double glazed window to front. Range of fitted 'Sharps' wardrobe cupboards with downlighters and mirror-fronted doors. Useful storage cupboard. Radiator. Door return to landing - this room could easily be returned to use as a fourth bedroom by filling in the archway.

EN-SUITE BATHROOM:

Obscure uPVC double glazed window to side. Fitted to a high standard with chrome-effect fittings, low-level WC with twin-flush cistern, circular wash basin inset into vanity cupboard with drawers under and mixer tap over incorporating a glass fronted cabinet with motion operated light including USB point. Luxury jacuzzi style panelled bath with central mixer tap and jets and additional Aqualisa twin-head shower system over. Tiled to walls and floor. Recessed ceiling downlighters. Extractor fan.

BEDROOM TWO:

uPVC double glazed windows to rear enjoying an outlook over roof tops to trees. Radiator.

BEDROOM THREE:

uPVC double glazed windows to rear enjoying an outlook over roof tops to trees. Radiator.

FAMILY SHOWER ROOM:

Obscure uPVC double glazed window to side. Fitted to a high standard with chrome-effect fittings comprising low-level WC with twin button flush, wash basin inset into vanity cupboard with drawers below and mixer tap over. Mirror with touch-button mood lighting. Large walk-in shower cubicle with Aqualisa twin-head push button system within. Recessed ceiling downlighters. Shavers point. Tiled walls and floor. Extractor fan. Chrome-effect heated ladder-style towel rail.



DOUBLE GARAGE: Twin electric up-and-over doors. Wall-mounted Viessmann gas-fired central heating boiler (installed approximately three years ago). Useful utility area at the rear with inset sink and drainer with cupboards over and below. Space and plumbing for washing machine and further appliances. Lighting and power.

OUTSIDE: To the FRONT is a driveway providing off-road parking adjoining a area of lawn with flower and shrub borders. Access to the right hand side of the property leads to the REAR GARDEN which is private and enclosed with a large flagstone terrace, areas of lawn, ornamental pond with waterfall feature all being fence and hedge enclosed.

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: F

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

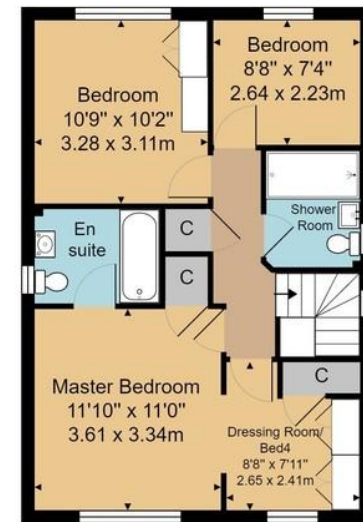
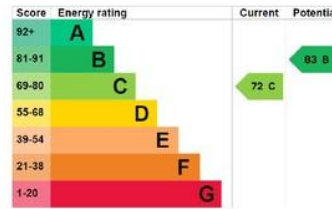
AGENTS NOTE: Linden Gardens is a Private Road.

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 1717 ft² ... 159.5 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.