



TREE TOPS, STREET END LANE  
BROAD OAK - GUIDE PRICE £540,000 - £550,000





# Tree Tops

Street End Lane, Broad Oak,  
Heathfield, TN21 8RX

**Covered Entrance Porch - Entrance Hall - 4 Bedrooms -  
Ground Floor Bathroom - Kitchen/Dining Room - Utility  
Room - Shower Room - Sitting Room with Open Fire -  
Private Landscaped Gardens - Integral Garage & Driveway**

An individual detached four bedroom property offering versatile accommodation over three levels situated in this popular village within walking distance of the local village store. The property is well presented throughout with uPVC double glazing and key features being the large kitchen/dining room with utility, sitting room with open fire, bathroom and shower room, integral garage, off road parking for several vehicles and an attractive, private landscaped garden. Viewing recommended.

Covered entrance porch with outside light. uPVC double glazed front door into:

## **ENTRANCE HALL:**

Useful understairs storage area and cupboard. Integral door to garage. Radiator. Timber panelled doors to:

## **BEDROOM 1:**

uPVC double glazed window to side. Substantial range of fitted bedroom furniture with wardrobes and drawers. Radiator.

## **BEDROOM 3:**

uPVC double glazed window to front. Fitted double wardrobe cupboard being shelved within. Radiator.

## **BEDROOM 4:**

uPVC double glazed window to front. Fitted double wardrobe cupboard with hanging rails within & recessed useful storage alcove. Radiator.

## **GROUND FLOOR BATHROOM:**

Obscure uPVC double glazed window to side. Fitted with a contemporary white suite with chrome effect fittings comprising low level WC with concealed cistern and wash basin inset into vanity unit with storage and display shelf, panelled bath with mixer tap/shower attachment and separate shower over being tiled to four walls. Recessed ceiling downlighters. Vinyl tiled effect flooring & chrome effect heated ladder style towel rail.





Staircase rises to:

**KITCHEN/DINING ROOM:**

A double aspect room with uPVC double glazed windows to side and rear and door. Range of modern granite effect worktops with inset composite sink and drainer with mixer tap over and inset four ring hob with stainless steel brush fronted extractor hood with light over. Integrated oven/grill. Range of matching cupboard and drawer units. Radiators. Access to large roof void providing further potential with pull down ladder and light and window to rear. Tile effect vinyl flooring. Door to airing cupboard housing pre-sealed hot water tank with slatted shelving over and further door to:

**SHOWER ROOM:**

Obscure uPVC double glazed window to side. Fitted with a contemporary white suite with chrome effect fittings comprising low level WC with concealed cistern and wash basin inset into vanity unit with display shelf over and storage below. Tiled to four walls & tile effect vinyl flooring. Walk-in shower cubicle with 'Aqualisa' shower unit within and external push button start/stop. Recessed ceiling downlights, shaver point.

**UTILITY ROOM:**

A double aspect room with uPVC double glazed window to side and uPVC door double glazed door giving access to the rear. Timber effect roll top work surface with inset sink and drainer with mixer tap over and cupboards below. Space and plumbing for dishwasher. Tile effect vinyl flooring. Fitted drying clothes rail. Radiator.

Stairs to upper level landing with velux window and useful area with doors to:

**BEDROOM 2/RECEPTION ROOM:**

uPVC double glazed window to side, radiator.

**SITTING ROOM:**

A double aspect room with uPVC double glazed bay window and further uPVC double glazed windows to side. Attractive open fire place with fitted grate and timber mantle over and paved hearth. Radiator.

**OUTSIDE:**

The property enjoys secure gated access to both sides with the right hand side providing a useful garden shed and steps aside flower and shrub borders and a useful underfloor storage area with further bark chipped flower and shrub beds and paved flagstone pathway extending across the rear of the property to a seating terrace that gives access to a useful service area containing water butts at the left side of the property. Immediately to the rear is a raised area of lawn with further brick raised shrub borders. Outside lighting and power points.





#### GARAGE:

uPVC double glazed side door and window and electrically operated up and over roller door. power and light. Useful rear utilities area with worktop and space and plumbing for appliances and storage below, wall mounted 'Worcester' gas fired central heating boiler, electric consumer unit and meters. There is also access to a useful loft space above the garage.

#### SITUATION:

The village of Broad Oak enjoys local shops and amenities to include a Village Hall, Church and general store and post office. The market town of Heathfield is only approximately 2 miles distant giving an excellent range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The spa towns of Royal Tunbridge Wells and the Coast at Eastbourne are approximately 15 and 17 miles distant respectively and rail service to London can be found at Buxted and Stonegate both offering a service of trains to London. (The larger coastal resorts of both Brighton and Eastbourne can be reached in approximately 45 and 35 minutes' drive respectively.)

**TENURE:** Freehold

**COUNCIL TAX BAND:** F

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

Services - Mains Water, Gas, Electricity & Drainage (via Pump to mains sewer)

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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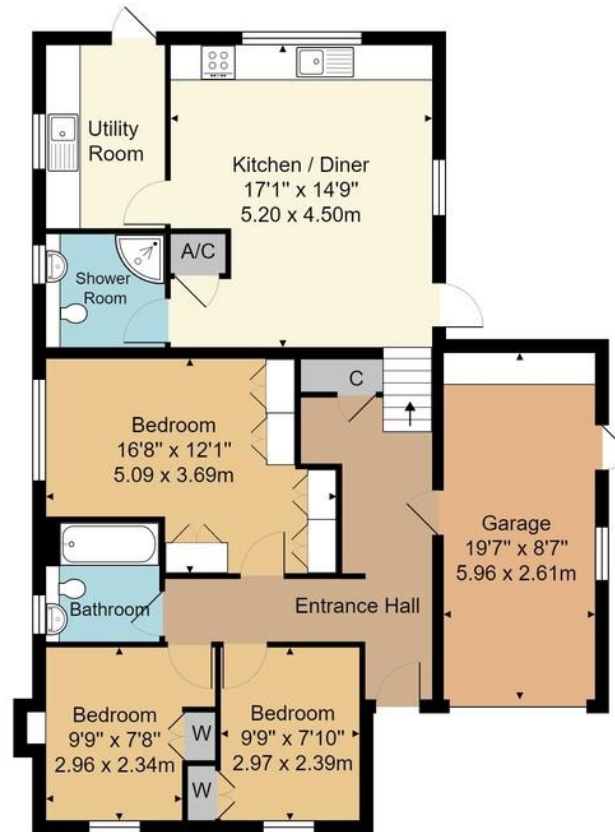
BRANCHES AT CROWBOROUGH, HEATHFIELD,

TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             | 71 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



**Ground Floor / Upper Ground Floor**



**First Floor**

House Approx. Gross Internal Area 1478 sq. ft / 137.3 sq. m  
Approx. Gross Internal Area (Incl. Garage) 1658 sq. ft / 154.0 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.