



TREETOPS WAY
HEATHFIELD - GUIDE PRICE £425,000 - £435,000



45 Treetops Way

Heathfield, TN21 8FN

**Entrance Hall - Cloakroom - Study - Living Room -
Kitchen/Dining/Family Room - Four Bedrooms - Family
Bathroom Plus 2 En-Suite Shower Rooms - Low Maintenance
Garden Backing Onto Woodland - 2 Allocated Parking Spaces**

A modern and deceptively spacious semi-detached town house arranged over four floors and featuring a stunning open plan kitchen/dining/family room, spacious living room, four bedrooms (the master suite occupying the entire top floor), family bathroom plus two en-suite shower rooms and a study. There is a low maintenance garden backing onto woodland and two allocated parking spaces. The property is well placed for the local well regarded Primary Schools and Heathfield Community College. Viewing is essential to appreciate all this impressive property has to offer.

ENTRANCE HALL:

Tile effect flooring. Radiator with decorative cover.

CLOAKROOM:

Pedestal wash basin with tiled splashback. WC. Wall mounted 'Ideal' boiler. Tile effect flooring. Radiator.

STUDY:

Double glazed windows in bay. Fitted cupboard. TV point. Inset spotlights. Radiator.

SITTING ROOM:

Double glazed windows overlooking the garden and woodland to the rear. Radiators. Stairs down to:

OPEN PLAN KITCHEN/DINING/FAMILY ROOM:

Double glazed windows and French doors leading to the garden. Modern gloss fronted matching wall and base cupboards with granite effect worktops. Inset one and a half bowl stainless steel sink. Inset four ring gas hob with extractor hood over and oven under. Integrated fridge/freezer, dishwasher and washing machine. Concealed worktop lighting and low level LED lighting. Part tiled walls. Gloss tiled flooring throughout. Inset spotlights. Under stairs storage cupboard. Radiators.



FIRST FLOOR LANDING:

Built in airing cupboard housing the pressurised hot water system with slatted shelf above. Radiator with decorative cover.

BEDROOM TWO:

Double glazed window overlooking the garden and woodland beyond. TV point. Radiator

EN-SUITE SHOWER ROOM:

Pedestal wash basin with tiled splashback. WC. Shower cubicle with thermostatic shower and folding door. Tile effect flooring. Extractor fan.

BEDROOM THREE:

Double glazed window to the front. TV point. Inset spotlights. Radiator.

BEDROOM FOUR:

Double glazed window overlooking the garden and woodland beyond. TV point. Inset Spotlights. Radiator.

FAMILY BATHROOM:

Double glazed window. Panel enclosed bath with chrome mixer taps and shower attachment over plus fitted glass shower screen. Vanity unit with inset wash basin and cupboards under. WC with concealed cistern. Part tiled walls. Chrome heated towel rail. Extractor fan.

Stairs up to:

MASTER BEDROOM:

An exceptionally spacious dual aspect room with windows to the front and rear enjoying views across the garden and woodland beyond. Built in wardrobe. TV point. Access to loft space. Radiators with decorative covers.

EN-SUITE SHOWER ROOM:

Pedestal wash basin with tiled splashback. WC. Corner shower with thermostatic 'Aqualisa' shower. Tile effect flooring. Chrome heated towel rail. Extractor fan.

OUTSIDE:

The REAR garden features a paved patio area, artificial grass, timber shed and backs onto woodland. There are 2 allocated parking spaces.

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:

E

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:

We understand there is a maintenance charge for the upkeep of the communal areas. The current 6 monthly contribution is to be confirmed.

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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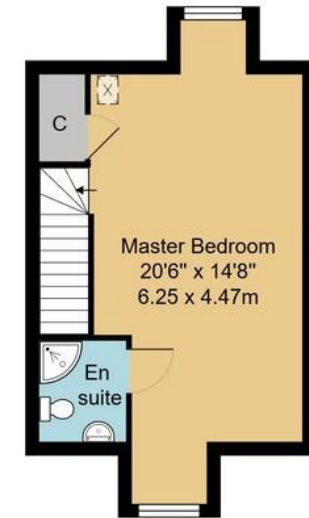
Email: heathfield@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

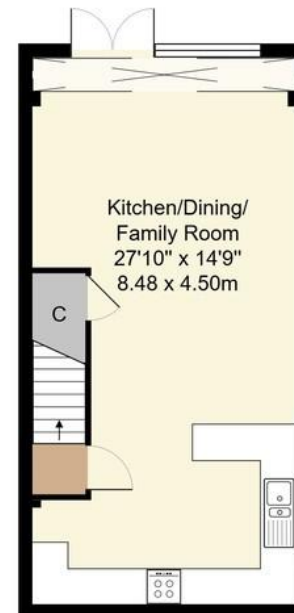
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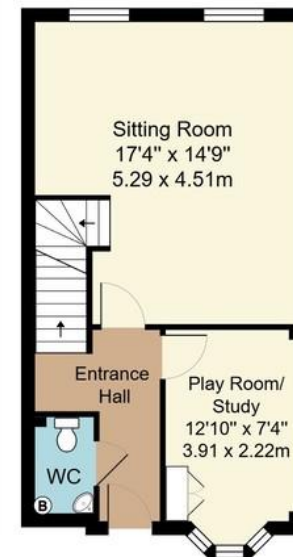
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Second Floor



Lower Ground Floor



Ground Floor



First Floor

Approx. Gross Internal Area 1623 sq. ft / 150.7 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.