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Peter Oliver



## Heron Close, Ridgewood, TN22 5QF

- ▼ Beautiful Detached House
- ▼ 4/5 Bedrooms, 3 Bathrooms
- ▼ Stunning Kitchen/Diner
- ▼ Impressive Entrance Hall
- ▼ Landscaped Garden
- ▼ Driveway, Tandem Garage



### EPC RATING

Current:

74 C

Potential:

82 | B

**Guide Price:**  
**£700,000 - £725,000**



## Heron Close, Ridgewood, TN22 5QF

This is an opportunity to purchase a truly remarkable detached family home within a desirable and modern close in Ridgewood. This beautifully presented property not only offers extensive accommodation but is also within the catchment area of the highly regarded Harlands Primary School whilst also within walking distance of Uckfield's bustling high street boasting a mainline train station with direct links to London. To front is a long driveway that leads to a tandem garage that the current owners have utilised as a storage space and home gym. At first you are welcomed into the property via an entrance porch that then leads you into the most impressive central entrance hall with downstairs w/c, and a very useful reception room to rear is ideal as a study. Two further exceptionally spacious and generously proportioned rooms are accessed from the entrance hall with a triple aspect lounge with recently installed log burning stove to one side, and to the other is a fantastic, modern, and sociable kitchen/diner with huge range of wall and base cupboards and centre island with ample space for a large dining table and chairs. Upstairs the galleried landing invites you to 5 well-proportioned bedrooms, a modern family bathroom, and two en-suites. One of the bedrooms has been adapted creating an enviable walk-in dressing room but can very easily be reverted to a useable bedroom given the door from the landing is still in place. The garden has also been landscaped and is noticeably low maintenance with a private and spacious patio area that leads round to the main area of garden boasting a raised decking area, flower beds, artificial lawns, and most importantly a modern, insulated home office is situated at the end of the garden that provides a peaceful and warm working environment for those who work remotely. This really is a terrific family home that offers spacious, sociable, yet warm and cosy accommodation within a sought-after position in Ridgewood and should be viewed without hesitation.

Uckfield: 01825 703000  
Crowborough: 01892 489000  
Lettings: 01825 701030  
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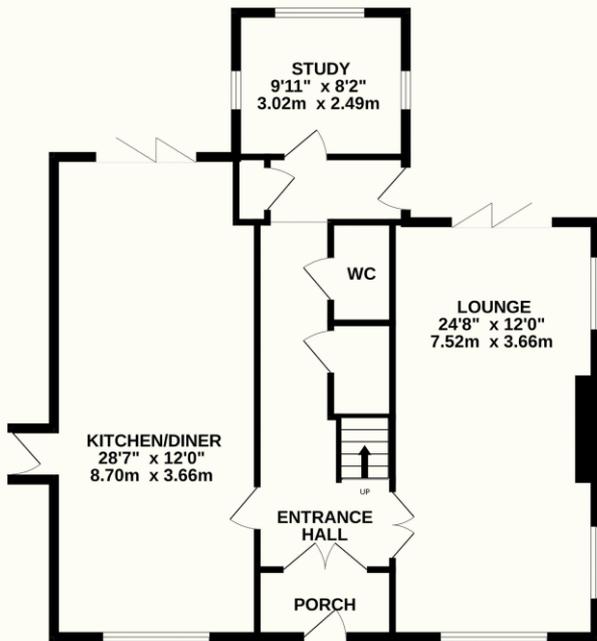
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 The Property  
Ombudsman

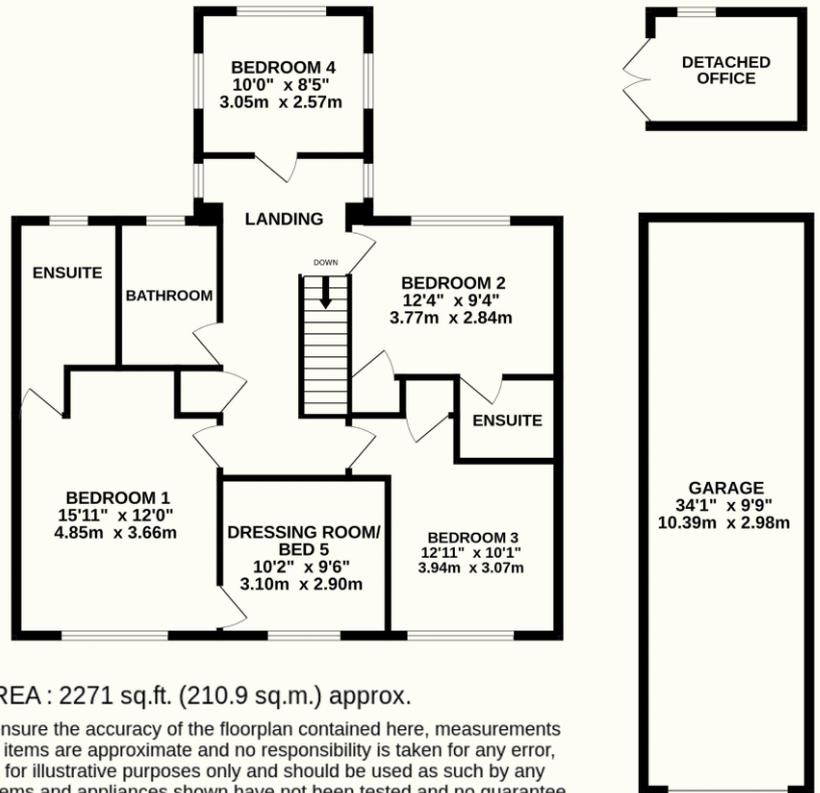
 The Property  
Ombudsman  
LETTINGS



GROUND FLOOR  
963 sq.ft. (89.4 sq.m.) approx.



1ST FLOOR  
914 sq.ft. (84.9 sq.m.) approx.



TOTAL FLOOR AREA : 2271 sq.ft. (210.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE: FREEHOLD

COUNCIL TAX BAND: F

MAINTENANCE/SERVICE CHARGE: N/A

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