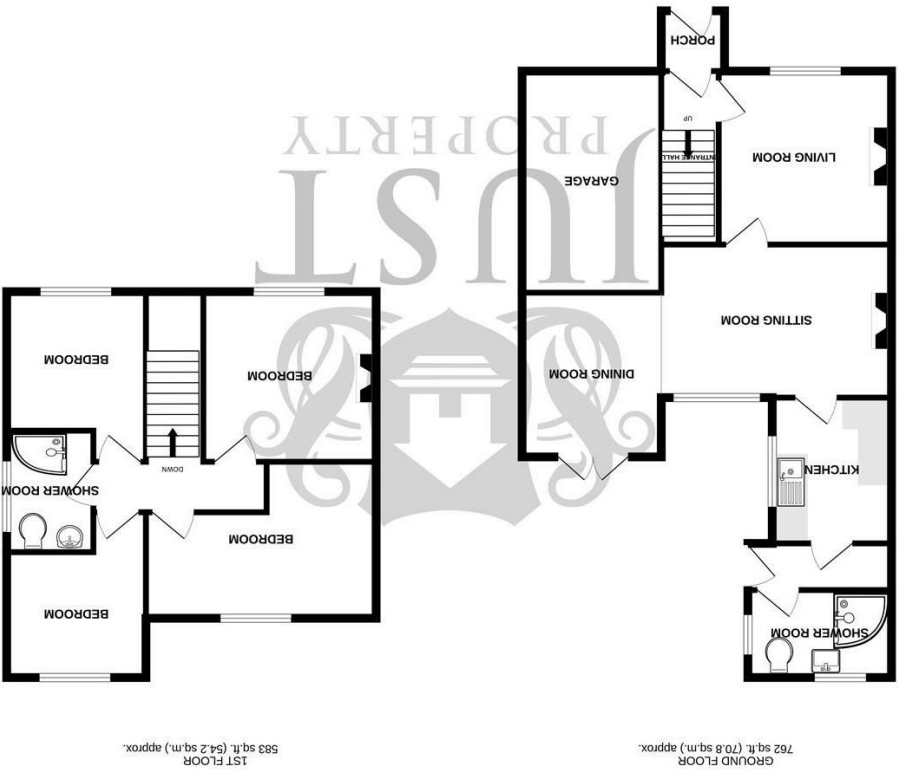




| England & Wales                             |           |           |
|---------------------------------------------|-----------|-----------|
| EU Directive 2002/91/EC                     |           |           |
| Energy Efficiency Rating                    | Current   | Potential |
|                                             | 55        | 76        |
| Very energy efficient - lower running costs |           |           |
| A                                           | (92 plus) |           |
| B                                           | (81-91)   |           |
| C                                           | (69-80)   |           |
| D                                           | (55-68)   |           |
| E                                           | (39-54)   |           |
| F                                           | (21-38)   |           |
| G                                           | (1-20)    |           |
| Not energy efficient - higher running costs |           |           |



While every effort has been made to ensure the accuracy of the information contained herein, the company does not accept any liability for errors or omissions. This plan is for guidance purposes only and should be used as such. The company does not accept any liability for errors or omissions. This plan is for guidance purposes only and should be used as such. The company does not accept any liability for errors or omissions. This plan is for guidance purposes only and should be used as such.



# FLOORPLANS

Greenways The Green, Battle, TN33 9DJ

www.justproperty.net



4 Bedrooms 2 Receptions 2 Bathrooms 990.28 sq ft

Freehold  
£475,000

Greenways The Green, Battle, TN33 9DJ





Freehold

£475,000

4 Bedrooms 2 Receptions 2 Bathrooms 990.28 sq ft

## PROPERTY DETAILS

\*\*£475,000\*\*

Nestled in the charming village of Catsfield, Battle, this immaculately presented semi-detached property offers a delightful blend of modern comfort and rustic charm. Spanning an impressive 990 square feet, the property boasts four well-appointed bedrooms, making it an ideal family home or a serene retreat for those seeking space and tranquillity.

Upon entering, you are welcomed into a warm and inviting atmosphere, enhanced by the open wood burner in the lounge, perfect for cosy evenings. The two separate reception rooms provide ample space for relaxation and entertaining, allowing for a versatile living experience. The recent renovations have been thoughtfully executed, ensuring that the property meets contemporary standards while retaining its character.

With two bathrooms (one on each level of the property), morning routines are made easy for families or guests, adding to the convenience of this lovely home. The layout is both practical and appealing, making it suitable for a variety of lifestyles.

Set in the picturesque surroundings of Catsfield, residents can enjoy the beauty of the countryside while being within easy reach of local amenities and transport links. This property is not just a house; it is a place where memories can be made and cherished for years to come. Whether you are looking to settle down or invest in a beautiful home, this house is a must-see.

Call Just Property on 01424 444 100 to arrange access for a viewing.

## ROOM DIMENSIONS

|                                                          |                                                  |
|----------------------------------------------------------|--------------------------------------------------|
| Driveway                                                 | Bedroom<br>10'5" x 7'9" (3.182 x 2.374)          |
| Garage                                                   |                                                  |
| Porch                                                    | Bedroom<br>14'10" x 10'5" (4.531 x 3.188)        |
| Entrance Hallway                                         | Bedroom<br>8'1" x 7'7" (2.466 x 2.322)           |
| Lounge<br>10'11" x 10'10" (3.340 x 3.325)                | Bedroom<br>8'2" x 8'2" (2.513 x 2.490)           |
| Dining Room<br>24'1" x 9'9" (7.347 x 2.983)              | Shower Room / W.C<br>8'0" x 5'0" (2.452 x 1.549) |
| Kitchen<br>6'10" x 9'0" (2.085 x 2.755)                  | Rear Garden                                      |
| Downstairs Bathroom / W.C<br>8'0" x 5'0" (2.447 x 1.530) |                                                  |
| Doors Out To Rear Garden                                 |                                                  |
| Stairs Up To First Floor                                 |                                                  |

## FEATURES

- Four Bedroom Semi-Detached Home
- Immaculately Presented Property
- Highly Desirable Location
- Oil Heating
- Open Wood Burner
- South Facing Rear Garden
- Garage and Off Road Parking Space
- Viewing Considered Essential Via Just Property
- Call 01424 444 100 to arrange Access

