01825 703000 / 01892 489000 info@peteroliverhomes.co.uk

## Peter Oliver



Balls Green, Withyham, TN7 4BU

Superbly Presented Home

Three Bedrooms

Feature Open Plan

Lovely Lounge with Wood Burner

Good Size Garden

Driveway/Off Road Parking



**EPC RATING** 

Current: 73 C Potential: 85 | B £425,000 - £450,000



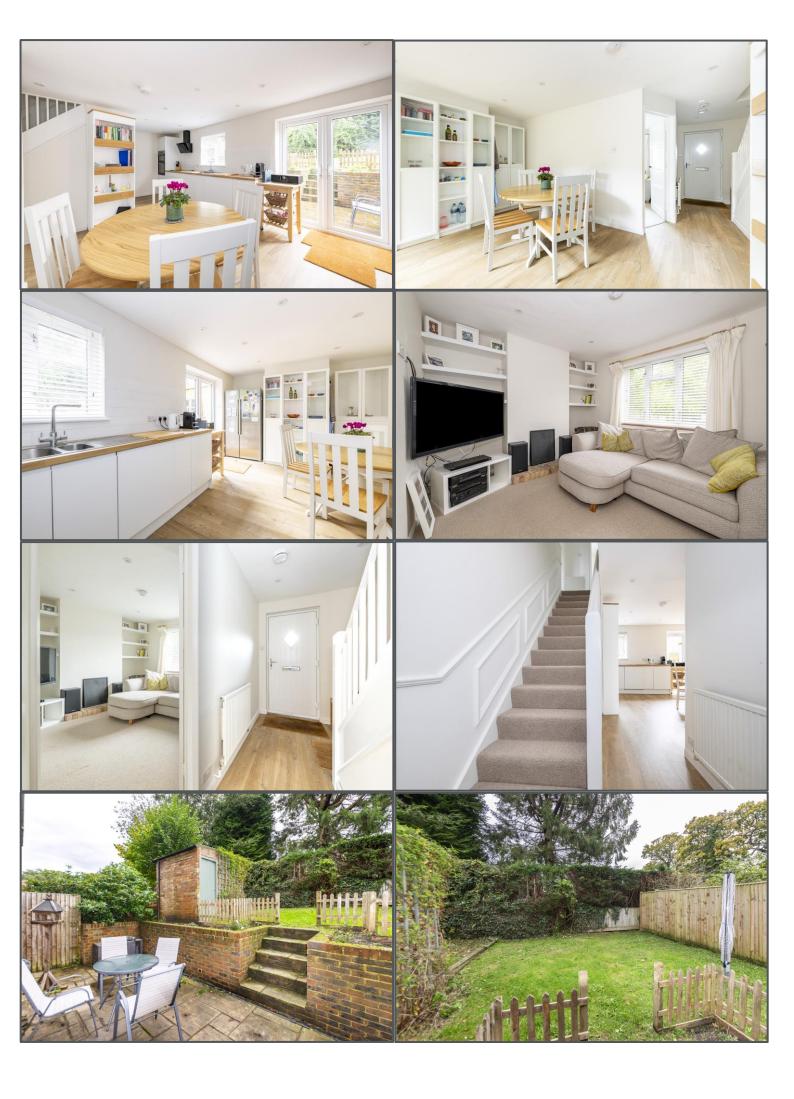
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This superbly presented three bedroom family home is situated in a quiet cul-de-sac, within the pretty village of Withyham. This has been a much cared for house, having been stylishly, yet neutrally decorated and improved within recent years. The accommodation is well proportioned and offers bright and spacious rooms on two levels, with a feature rear garden. When you enter the home, you arrive in a welcoming entrance hall which leads into the wonderful, open plan kitchen dining room. This room is a real stand out feature and will surely be the room the new owners will spend most of their time. There are patio doors leading out to the garden. There are some useful storage cupboards and plenty of space for a family dining table. To the front there is a lovely lounge with wood burning stove. Also from the entrance hall there is a useful utility space (formerly a ground floor WC now houses the washing machine to keep it cut of the way of the kitchen). To the first floor are three hadrooms, two of

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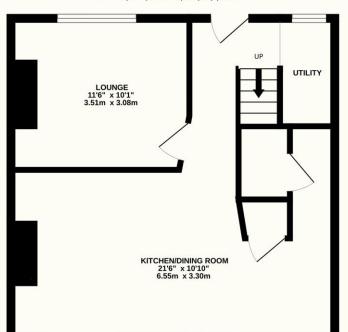




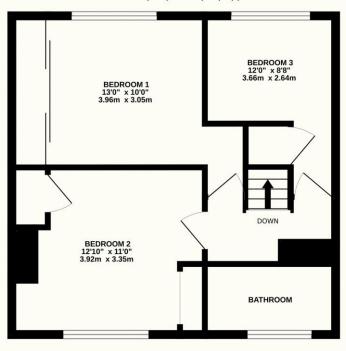


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GROUND FLOOR 459 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR 459 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 918 sq.ft. (85.3 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: D

MAINTENANCE/SERVICE CHARGE: N/A

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All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are