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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**





## Balls Green, Withyham, TN7 4BU

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 out of the way of the kitchen). To the first floor are three bedrooms, two of

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 The Property  
Ombudsman

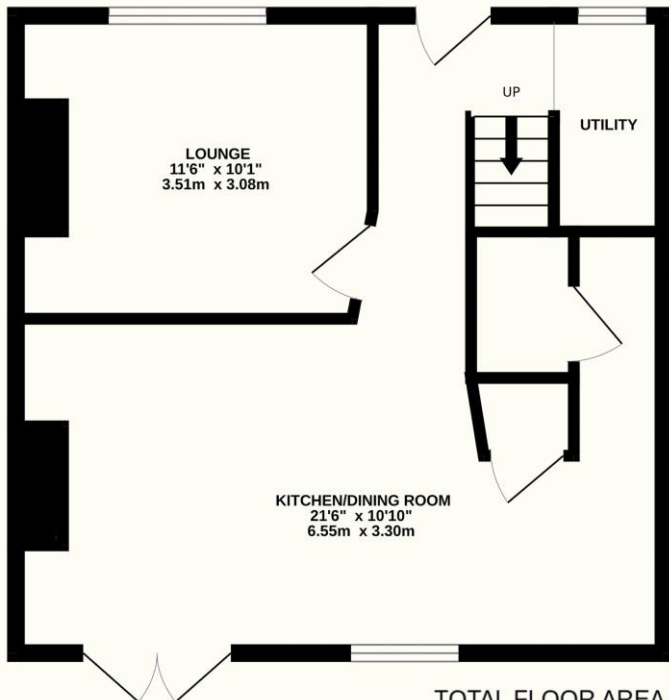
 The Property  
Ombudsman  
LETTINGS



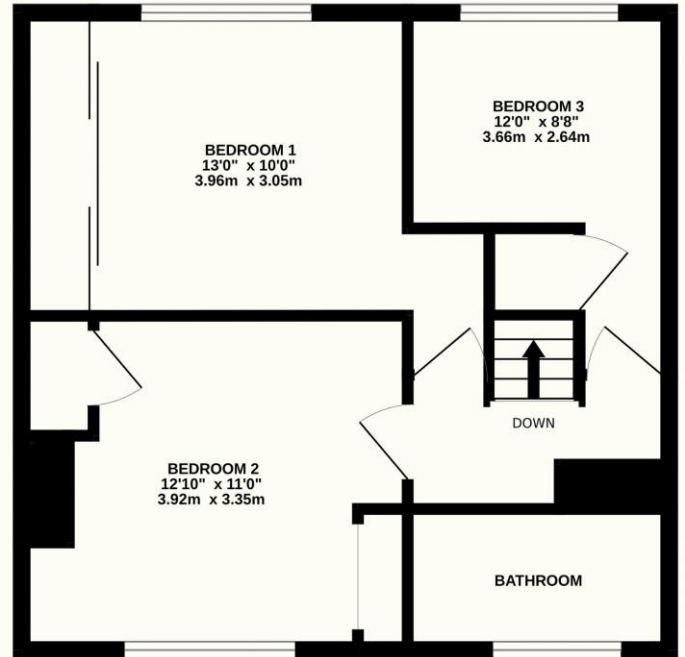




GROUND FLOOR  
459 sq.ft. (42.7 sq.m.) approx.



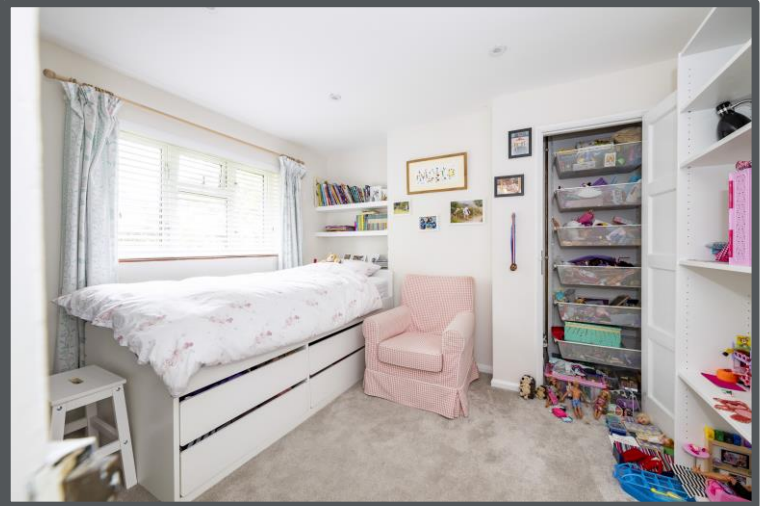
1ST FLOOR  
459 sq.ft. (42.7 sq.m.) approx.



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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