

oakheart



£280,000

Guide Price  
Haggars Mead, Forward Green

\*Guide Price £280,000-£290,000\* NO ONWARD CHAIN. Discover your perfect rural retreat with this delightful three-bedroom detached property in the serene hamlet of Haggars Mead. This charming home offers a wonderful combination of spacious living, modern amenities, and picturesque countryside surroundings.

Upon entering, you're welcomed by a generously sized hallway that sets a warm and inviting tone for the rest of the home. The kitchen, a true highlight, is well-appointed with ample storage and granite workspace. Its thoughtful design includes convenient side access to the garden, making it ideal for both everyday living and entertaining.

The expansive living/dining room is a central feature of the home, providing a versatile space for relaxation and social gatherings. French doors open directly to the rear garden, seamlessly blending indoor and outdoor living and flooding the room with natural light.

A convenient downstairs cloakroom adds practicality, enhancing the comfort and functionality of the property for both residents and guests.

Upstairs, you'll find three well-sized bedrooms, each thoughtfully designed to offer ample space and comfort. The bedrooms are complemented by a family bathroom, which is well-equipped to serve the needs of the household.

Additional benefits include a garage en bloc, providing secure and convenient

storage or parking.

Situated in the tranquil hamlet of Haggars Mead, this home offers the best of rural living while remaining within easy reach of local amenities and transport links. The surrounding countryside provides a picturesque backdrop, perfect for those who appreciate a peaceful lifestyle.

Don't miss this opportunity to own a charming home in one of the area's most sought-after locations. Schedule a viewing today and experience the unique appeal of this delightful detached property.



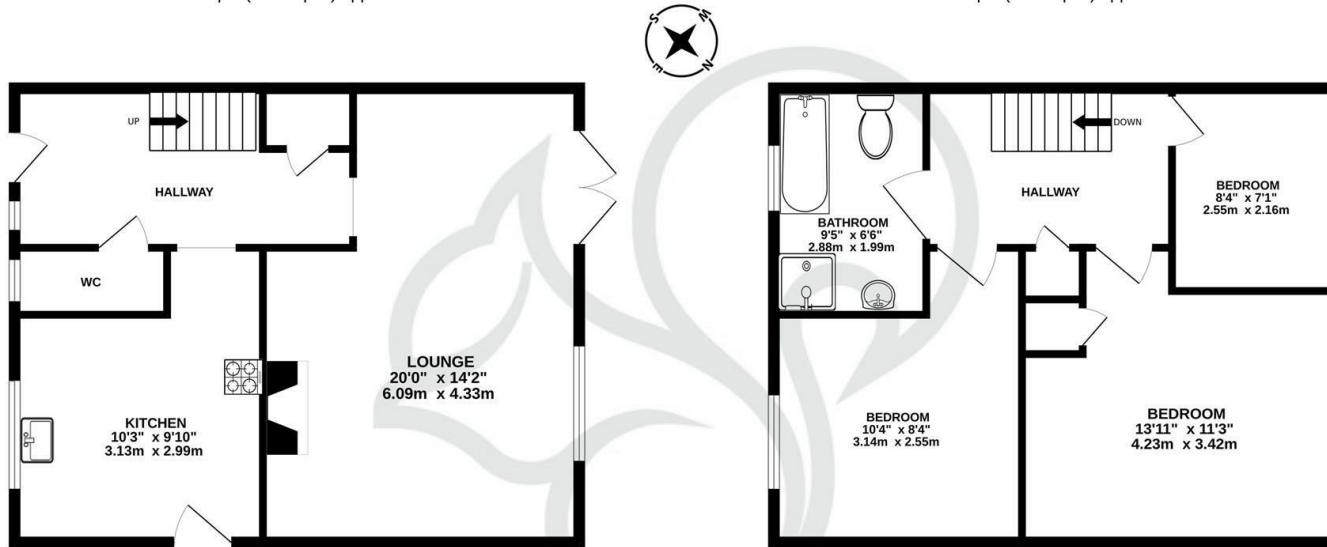






GROUND FLOOR  
522 sq.ft. (48.5 sq.m.) approx.

1ST FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA: 1044 sq.ft. (97.0 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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Local Authority:

Tenure:  
Freehold

Council Tax Band:

### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>98</b> |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>54</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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