



OAKFIELD



Magnolia Close, Heathfield, TN21 8YF

Price Guide £450,000



## Magnolia Close, Heathfield, TN21 8YF

GUIDE PRICE OF £450,000-£475,000.

Nestled in the charming Magnolia Close, this delightful detached house, which was built in the late 1990s, offers plenty of space while remaining homely and welcoming. And best of all, this property is being offered to the market: CHAIN FREE!

Boasting an open plan living/dining area plus a conservatory and three bedrooms, this lovely home is ideal for small families.

The property features two bathrooms, including an ensuite in the principle bedroom, providing convenience and privacy for the residents. With parking space for two vehicles, you'll never have to worry about finding a spot after a long day.

Situated in the well-respected & sought-after Green Lane area, this home is in close proximity to local shops, as well as Parkside Primary School, making it an ideal location for families.

Additionally, the good transport links, including nearby bus stops and easy access to neighbouring towns, ensure that you're well-connected to the surrounding areas.

One of the standout features of this property is the tiered garden that backs onto a wooded area, offering a quiet retreat, literally on your doorstep. Perfect for dog walkers or those who simply enjoy a peaceful outdoor space, this garden provides a lovely setting for relaxation and recreation.

Overall, this property in Magnolia Close presents a wonderful opportunity to own a charming family home in a desirable location with a perfect balance of comfort, convenience, and charm.





**Kitchen**

13'0" x 11'9" (3.98 x 3.59)

**Dining Room**

10'7" x 9'1" (3.23 x 2.78)

**Sitting Room**

13'9" x 10'10" (4.20 x 3.32)

**Conservatory**

10'6" x 8'11" (3.21 x 2.73)

**Bedroom**

13'8" x 10'10" (4.18 x 3.31)

**Bedroom**

11'9" x 9'3" (3.60 x 2.83)

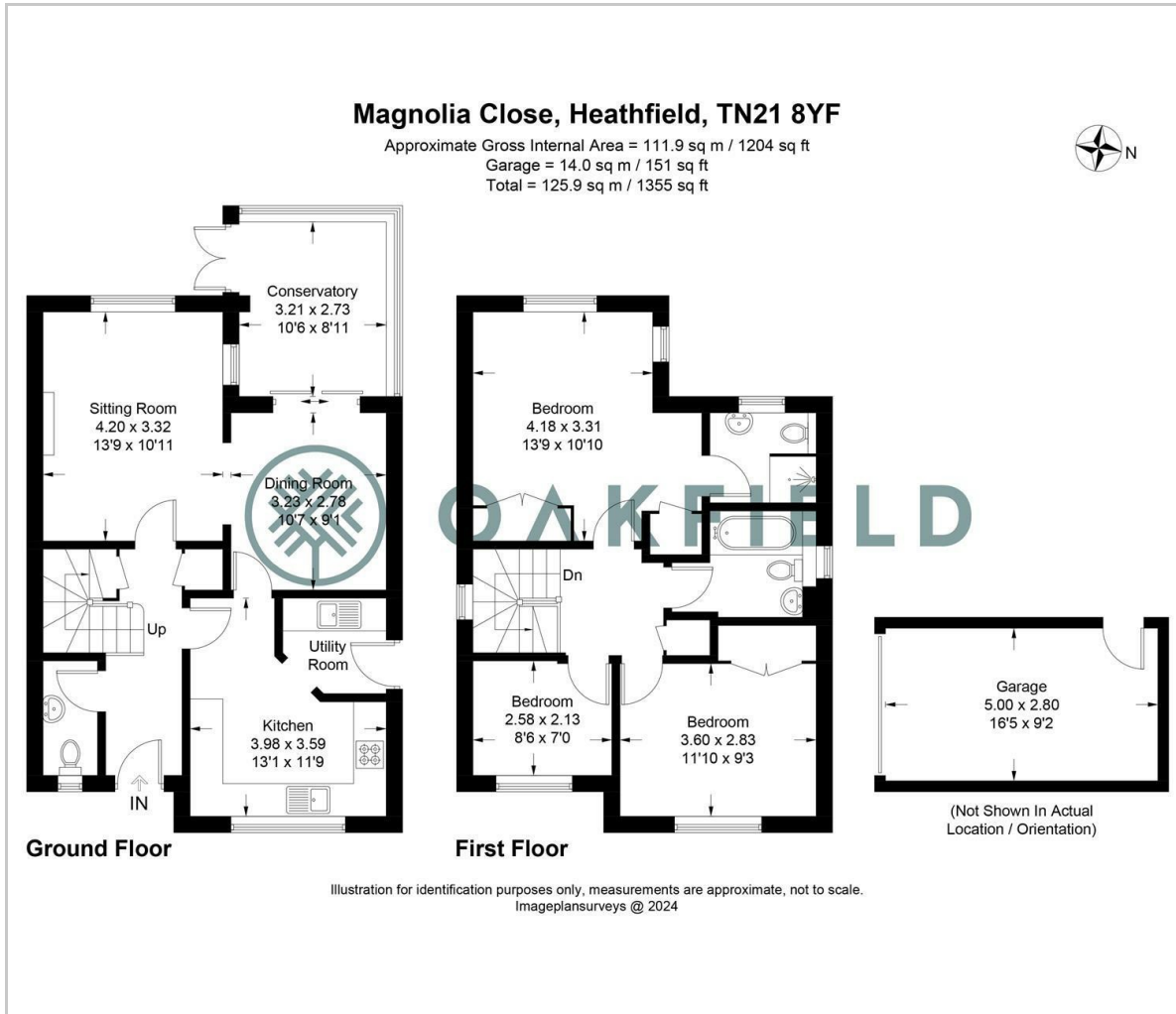
**Bedroom**

8'5" x 6'11" (2.58 x 2.13)

**Council Tax Band-E-£3036 Per Annum**



## Floor Plan

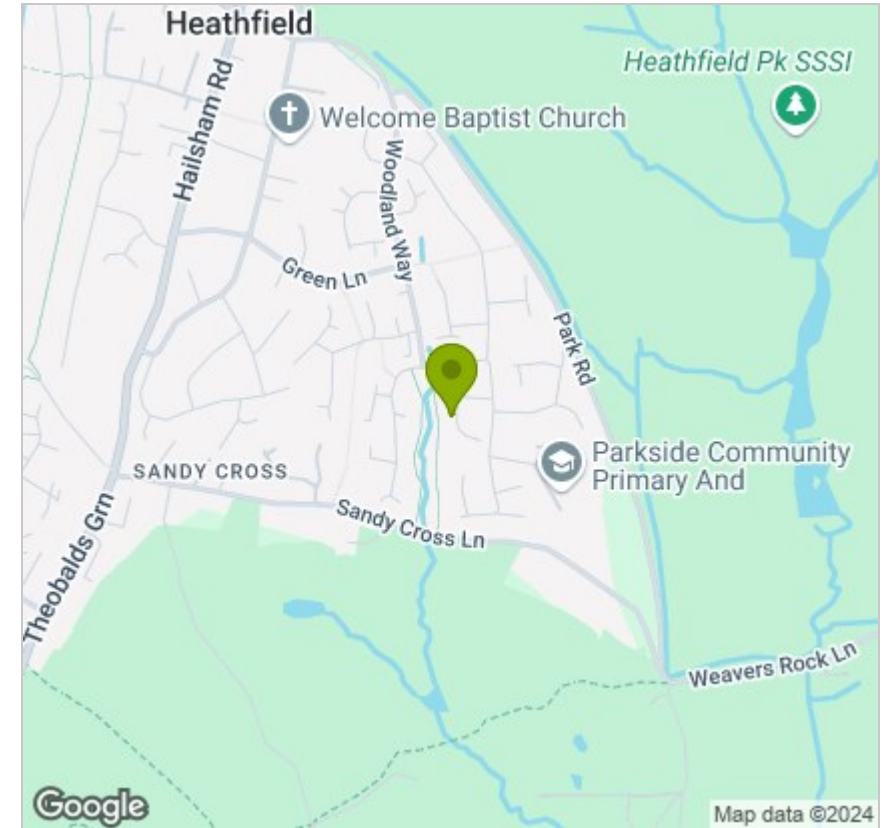


## Viewing

Please contact us on 01435 864233 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

