



OAKFIELD



Collingwood Avenue, Heathfield

Guide Price £700,000





# SUMMARY

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Guide Price £700,000 - £725,000

Situated in one of Heathfields most sought after private roads, is this 1930s gable and bay fronted character home, which has been sympathetically extended to the rear and is presented to a very high standard throughout.

As you approach this lovely home you will instantly notice a very generous gravel drive ideal for when you have friend and family to visit. The front door opens through to a porch, then a bright reception hall which has stairs to first floor and a door to a useful snug. This room benefits from having a pantry and storage cupboard. The stylish open plan kitchen/breakfast room is ideal for family meals and entertaining, for more formal gatherings you can move through to the adjacent dining room which is currently being used as a play room/family room. This room has double doors into a spacious bright and airy lounge which can also be accessed from the main entrance hall.

The lounge has a beautiful feature fireplace with an





inset log burning stove, making this the ideal place to relax after a long day with the family. Upstairs there are four well balanced double bedrooms with an ensuite shower to principle bedroom. The other bedrooms are serviced by a fully equipped family bathroom.

The rear garden is quite simply stunning and along with being an amazing size, it is enclosed on all sides by mature hedging, which provides an excellent degree of privacy. This will be a perfect for children to play and the ultimate setting for gathering round the BBQ in the summer months





### Sitting Room

16'4" x 10'11"

### Kitchen/Breakfast Room

15'5" x 14'1"

### Dining Room

15'5" x 10'7"

### Master Bedroom

16'4" x 10'8"

### Bedroom Two

14'2" x 9'1"

### Bedroom Three

10'9" x 10'7"

### Bedroom Four

10'8" x 10'8"

### Study

6'0" x 5'5"

### Workshop

14'8" x 5'3"

### Shed

13'0" x 4'6"

Council Tax Band F - £2608



























# INFORMATION

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## Tenure

Freehold

## Local Authority

Wealden District Council

## Council Tax Band

F

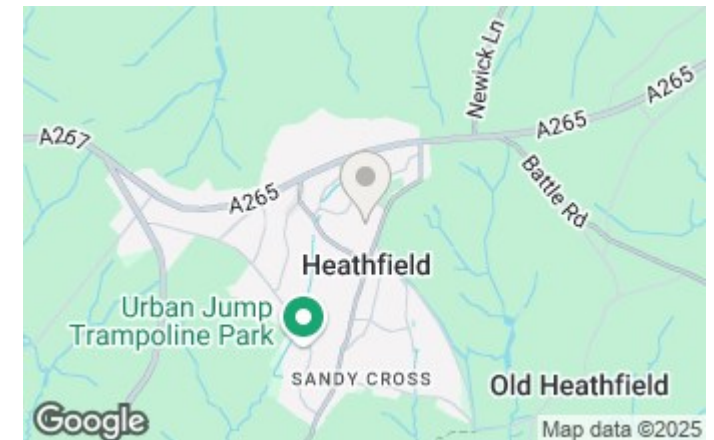
## Opening Hours

Monday to Friday	9.00am - 5.30pm
Saturday	9.00am - 3.00pm

## Viewings

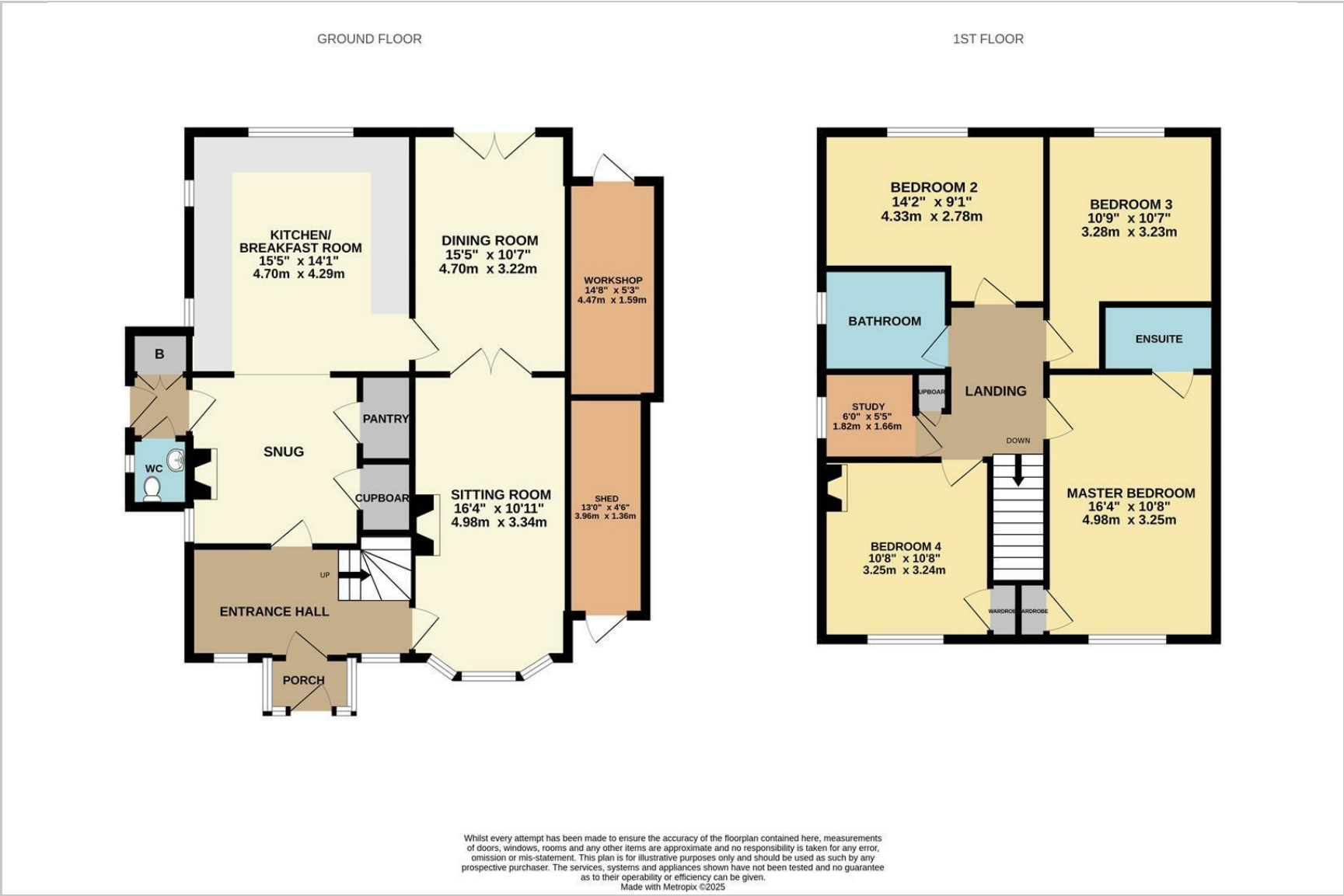
Please contact us on 01435 864233 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map

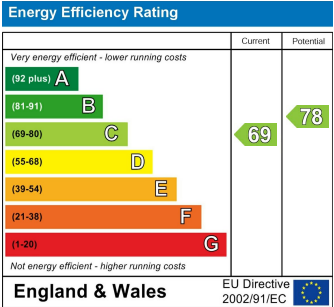




Floorplan



Energy Efficiency Graph



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