



OAKFIELD



THE OAKS

The Oaks, Heathfield TN21 8YA

Offers In Excess Of £425,000



## The Oaks, Heathfield TN21 8YA

Guide Price: £425,000 - £450,000

A well-presented, modern four-bedroom detached home with a gable-fronted design, occupying a corner plot in a quiet cul-de-sac just a short distance from Heathfield town centre.

Upon arrival, you'll find a neatly maintained front lawn and a tarmac driveway leading to the integral garage. The front door opens into a bright and welcoming entrance hall, which includes a downstairs WC and stairs to the first floor.

The contemporary kitchen is fitted with an extensive range of wall and base units and flows seamlessly into the dining area – perfect for hosting family and friends. The dining room connects to a spacious lounge featuring a charming fireplace and a large front-facing window that fills the space with natural light.

Upstairs, there are four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while a modern family bathroom serves the remaining bedrooms.

The delightful rear garden features a mix of decking, patio, and lawn—ideal for children's play or summer BBQs and outdoor entertaining.





**Kitchen/Lounge/Dining Room**

23'2 x 22'2 (7.06m x 6.76m)

**Bedroom 1**

12'8 x 10'1 (3.86m x 3.07m)

**Bedroom 2**

11'1 x 8'10 (3.38m x 2.69m)

**Bedroom 3**

10'4 x 8'4 (3.15m x 2.54m)

**Bedroom 4**

9'1 x 7'1 (2.77m x 2.16m)

**Garage**

18'3 x 12'8 (5.56m x 3.86m)

**Council Tax Band - E £3,188 per annum**



## Floor Plan

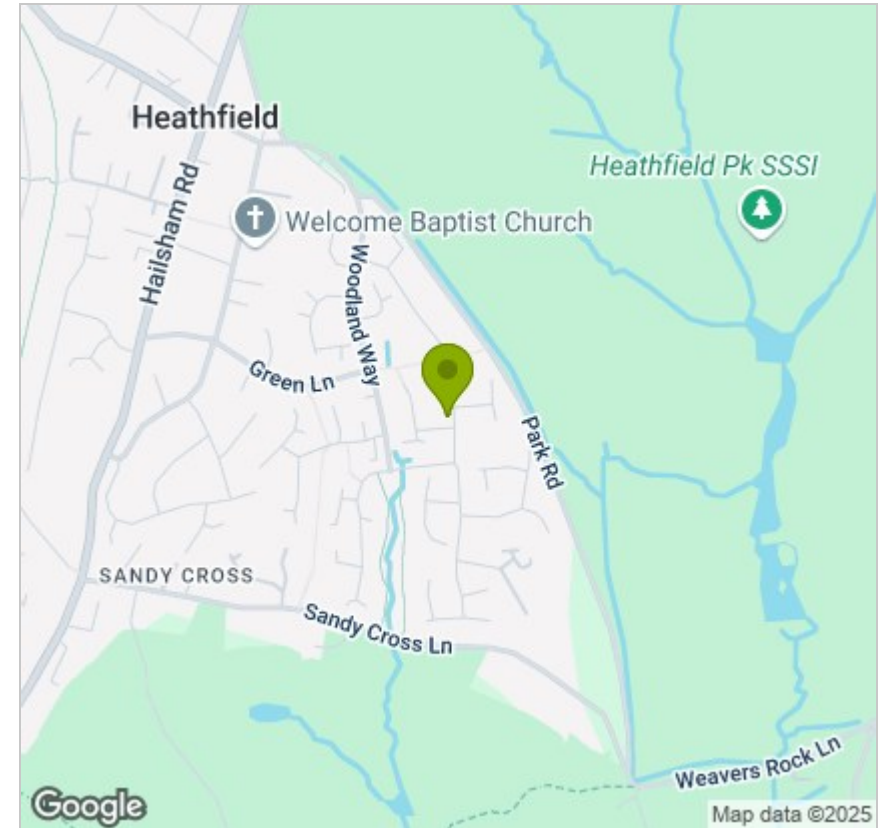


## Viewing

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

