



OAKFIELD

Magnolia Close, Heathfield

Guide Price £450,000

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SUMMARY

Nestled in the desirable and quiet cul-de-sac of Magnolia Close in Heathfield, this impressive detached family home offers a superb blend of comfort and convenience.

Just a short walk from the highly regarded Parkside Primary School, it's perfectly suited for families prioritizing education and a community feel.

The home enjoys a peaceful setting with a generous driveway and a beautifully pleasant rear garden mostly laid to lawn that backs directly onto woodland offering a peaceful and quiet environment, providing both privacy and a scenic natural backdrop.

The house benefits from new double glazing throughout a year ago, a new boiler 3 years ago and a new roof which is still under guarantee.

Inside, the ground floor welcomes you with a spacious entrance hall leading to flexible living areas. These include a bright lounge, a kitchen that is in need of modernisation with utility room and access to the garden, a separate study, snug or dining room and a cloak room for convenience.

Upstairs, you'll find four generously sized bedrooms, including a main bedroom with its own en-suite shower room. A well-appointed family bathroom in need of modernisation and a roomy landing complete the first floor—ideal for family living.

Combining a peaceful location with practical features and



access to excellent local amenities and schools, this home offers a truly balanced lifestyle for modern families.



Kitchen/Breakfast Room

15'9 x 10'1

Lounge

16'0 x 13'3

Utility Room

7'8 x 5'4

Bedroom 1

13'10 x 11'7

Bedroom 2

10'11 x 10'8

Bedroom 3

10'11 x 10'8

Bedroom 4

9'1 x 7'0

Council Tax Band - F £3,768 per annum











INFORMATION

Tenure

Freehold

Local Authority

Wealden District Council

Council Tax Band

F

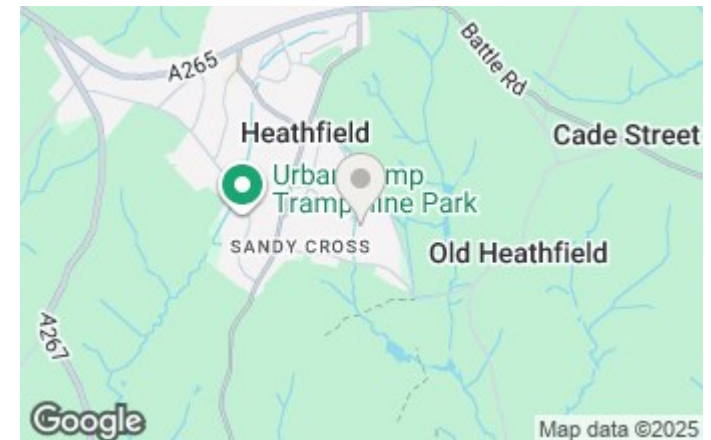
Opening Hours

Monday to Friday	9.00am - 5.30pm
Saturday	9.00am - 4.00pm

Viewings

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

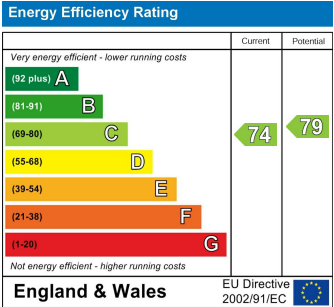
Area Map



Floorplan



Energy Efficiency Graph



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