

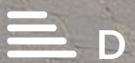


OAKFIELD



Springwood Road, Heathfield

Price Guide £425,000



## Springwood Road, Heathfield

Guide Price - £425,000 - £450,000

Situated in a highly sought-after location just a short walk from Heathfield High Street, this attractive and spacious property offers a wealth of features both inside and out. Set back from the road, the home benefits from a landscaped front garden laid to lawn, a private driveway, and an attached garage.

The entrance porch leads into a generous open-plan lounge and dining area with large windows that frame stunning views of the adjoining woodland. French doors open directly onto a beautifully landscaped rear garden, featuring a decked area ideal for alfresco dining and entertaining. The garden is predominantly laid to lawn, interspersed with mature shrubs and includes a charming summer house.

The modern kitchen is well-appointed with contemporary fittings and ample storage. The home offers three spacious double bedrooms and two stylishly presented bathrooms. The principal bedroom and second bedroom both benefit from built-in wardrobes, and additional storage is available throughout the property.

Springwood Road runs parallel to Heathfield High Street and backs onto a picturesque woodland area, which provides direct access to the Cuckoo Trail – a scenic route ideal for walking and cycling, linking to extensive countryside trails. The property is ideally located for families, with Cross in Hand Primary School within easy walking distance. Heathfield Community College is also nearby, accessible by foot or via a local school bus service.





Heathfield offers a comprehensive range of amenities, including supermarkets (Sainsbury's, Waitrose, and Co-op), independent shops, cafés, restaurants, and takeaways. Regular bus services provide connections to Tunbridge Wells, Eastbourne, Etchingham Station, Brighton, Lewes, and Uckfield. Nearby mainline railway stations include Stonegate (7 miles) with direct services to London Bridge, Charing Cross, and Cannon Street; Buxted (6.6 miles) and Crowborough (8.6 miles) offer routes to Victoria and London Bridge

#### **Kitchen**

11'10" x 7'10" (3.63m x 2.39m)

#### **Sitting/Dining Room**

21'10" x 21'1" (6.68m x 6.45m)

#### **Bedroom 1**

13'10" x 13'8" (4.24m x 4.19m)

#### **Bedroom 2**

12'0" x 9'8" (3.68m x 2.97m)

#### **Bedroom 3**

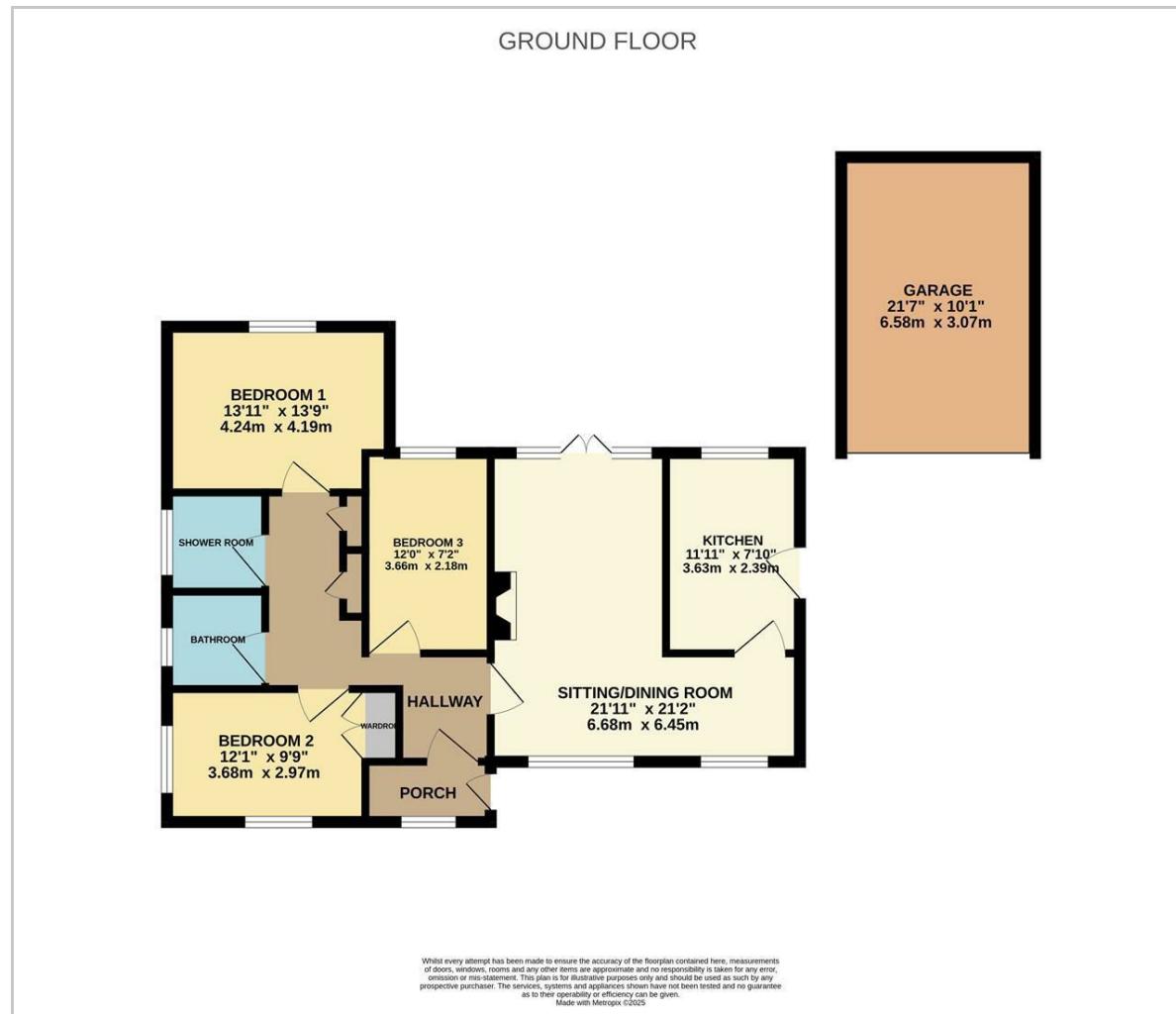
12'0" x 7'1" (3.66m x 2.18m)

#### **Garage**

21'7" x 10'0" (6.58m x 3.07m)

**Council Tax Band E £3,121.73 per annum**

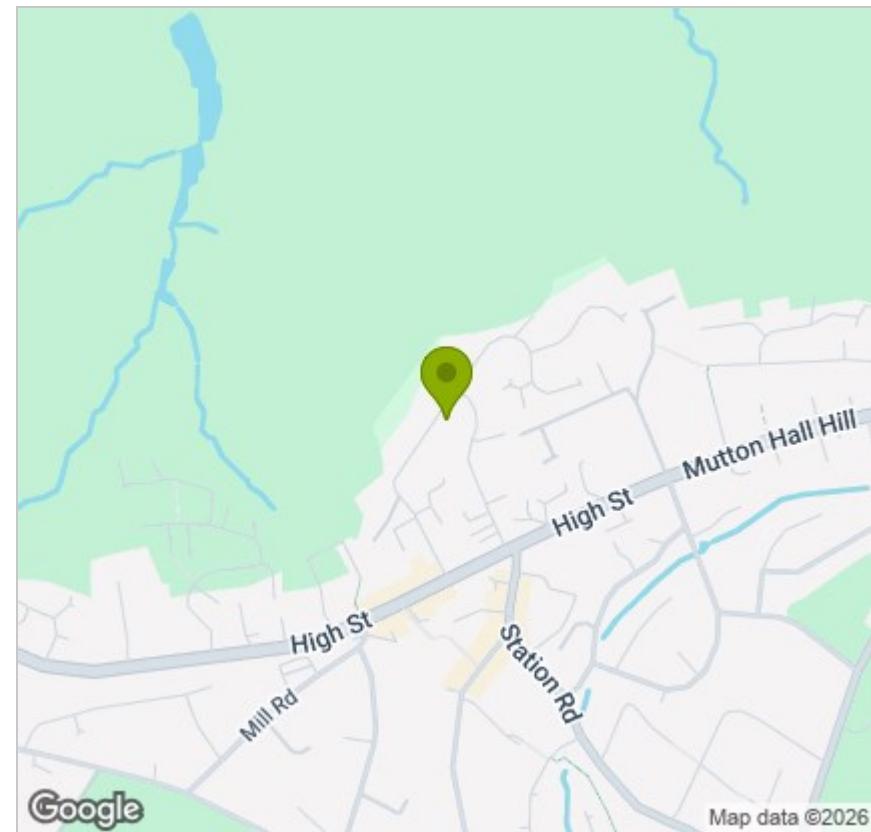
## Floor Plan



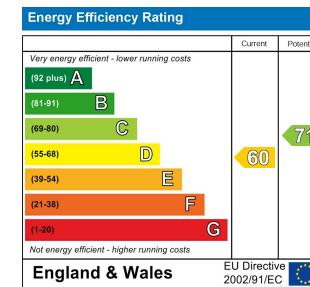
## Viewing

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

## Area Map



## Energy Efficiency Graph



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