



Connells

Heathdene Brighton Road
Burgh Heath



A well planned and generously proportioned four bedroom family home which provides bright and spacious, flowing accommodation.

Making your way into the home you are welcomed into the hallway where there is plenty of space to hang coats, take off shoes and there is a handy w.c.

Double doors to your right lead you in the sitting room which has a centrally position fireplace.

The kitchen area offers an array of storage units with space for appliances along with a breakfast bar and there is plenty of floor space for free placement of dining furniture. This open plan space is perfect for entertaining friends and family with a sociable feel and plenty of places for guests to sit and chat.

The sense of space continues on the first floor where you will find a family bathroom, separate w.c and four double bedrooms. The main bedroom has two sets of double fitted wardrobes whilst bedroom two and three have built in closet space.

The rear garden is relatively low maintenance with a large patio entertaining space along with an area of artificial lawn.

To the front there is driveway parking along with access to an integral garage.

Located within a sought after residential area, well served by beautiful open spaces and surrounding countryside, as well as excellent local schools, making this an ideal position with a local parade of shops close by as well as Asda. For vehicular routes, the nearby A217 offers easy access to larger surrounding towns and the M25 at junction 8.



Ground Floor

Entrance Hallway

W.C

Living Room

16' x 11' 11" (4.88m x 3.63m)

Kitchen / Dining Room

26' 3" x 9' 11" Max (8.00m x 3.02m Max)

First Floor

Landing

Bedroom One

16' x 11' 6" (4.88m x 3.51m)

Bedroom Two

11' 11" x 10' 1" (3.63m x 3.07m)

Bedroom Three

10' 11" x 8' 8" (3.33m x 2.64m)

Bedroom Four

14' 3" x 7' 9" (4.34m x 2.36m)

Bathroom

Separate W.C

Outside

Rear Garden

Garage

16' 9" x 7' 11" (5.11m x 2.41m)

Driveway Parking









Ground Floor

Floor area 64.9 m² (699 sq.ft.) approx

First Floor

Floor area 63.6 m² (684 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: D

Tenure: Freehold

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