



Moloney
COUNTRY PROPERTY



18 REEDSWOOD ROAD BROAD OAK, BREDE

18 REEDSWOOD ROAD, BROAD OAK, BREDE, NR.RYE, EAST SUSSEX. TN31 6DH

A WELL PRESENTED DETACHED 3 BEDROOM BUNGALOW, RECENTLY REDECORATED AND RECARPETED, LOCATED IN A SOUGHT AFTER RESIDENTIAL LOCATION OFFERING SPACIOUS, VERSATILE ACCOMMODATION INCLUDING AN OPEN PLAN KITCHEN/DINING/FAMILY ROOM WITH BIFOLD DOORS TO THE GARDEN AND SEPARATE SITTING ROOM. MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, SECOND DOUBLE BEDROOM & BED 3/ RECEPTION ROOM. ATTACHED GARAGE, 2 DRIVEWAYS PROVIDING PARKING. LOW MAINTENANCE ENCLOSED REAR GARDEN. DETACHED STUDIO/HOME OFFICE. POTENTIAL TO EXTEND OR DIVIDE INTO 2 DWELLINGS (STP). CHAIN FREE.

ACCOMMODATION LIST: ENTRANCE PORCH, ENTRANCE HALL, SITTING ROOM, KITCHEN/DINING/FAMILY ROOM, INNER HALL, MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, BEDROOM 2, BEDROOM 3/RECEPTION 2, BATHROOM. ATTACHED GARAGE WITH PARKING SPACE, 2ND DRIVEWAY PROVIDING FURTHER PARKING, FRONT GARDEN, ENCLOSED REAR GARDEN WITH DETACHED SUMMERHOUSE/STUDIO/HOME OFFICE. GREENHOUSE, GARDEN STORE GFCH.



Sliding double glazed door to:

ENTRANCE PORCH: Window to side. Exposed brick walls. Tiled floor. Door to:

ENTRANCE HALL: Coved ceiling. Inset ceiling lights. Kahrs oak flooring. Loft hatch. Twin doored storage cupboard.

SITTING ROOM: Double aspect room with double glazed window to the front, high level window to side. Contemporary style fireplace. TV point. Wall light points. Coved ceiling.

KITCHEN/DINING/FAMILY ROOM: Double aspect with two double glazed windows to the front and bifold doors leading out to the rear decked terrace. Fitted with comprehensive range of white, high gloss, contemporary style base and wall units with roll edge laminate wood effect worktop over, inset with 1 1/2 bowl, single drainer, stainless steel sink unit. Rangemaster cooker with extractor over & stainless steel splashback. Saucepan drawers. Integrated Neff dishwasher, space for upright fridge/freezer. Matching run of units with central glass shelved display cupboards, matching island incorporating cupboards, drawers & wine fridge. Laminate floor. Inset ceiling lights. Space for table & seating area.

OFFERS OVER £500,000



BEDROOM THREE/RECEPTION TWO: Twin, double glazed windows overlooking the rear garden. Kahrs oak flooring. Coved ceiling.

BATHROOM: Obscure, double glazed window to the rear. Fitted with contemporary white suite comprising back to wall WC and semi integrated hand basin set into white high gloss storage cupboards with white laminate surround. Bath in tiled surround with telephone shower over. Inset ceiling lights, large mirror. Chrome ladder style heated towel rail. Tiled floor:

INNER HALL: Large, double glazed window to the front. Inset ceiling lights, coved ceiling.

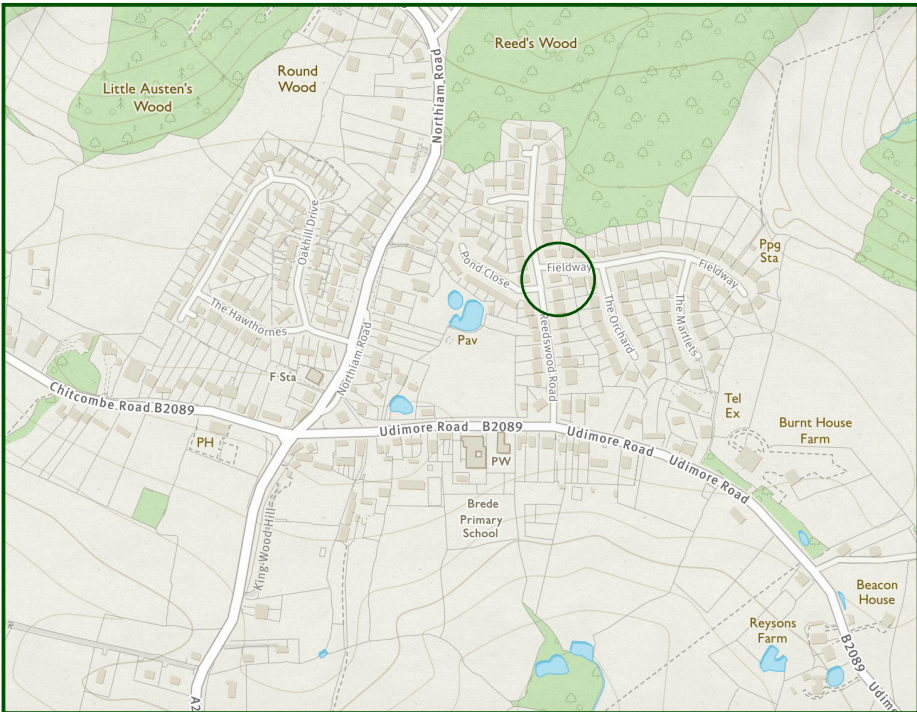
MASTER BEDROOM: Double aspect room with windows to front and rear. Fitted with extensive range of furniture including drawer units & wardrobe cupboards. Coved ceiling. Door to:

EN-SUITE SHOWER ROOM: Obscure double glazed window to the rear. Fitted with white suite comprising back to wall WC, semi integrated hand basin set into double doored cupboard with wood effect surround, matching eye level cupboards above. Tiled shower cubicle. Extractor, inset ceiling lights, coved ceiling. Tiled floor. Chrome ladder style heated towel rail.

BEDROOM TWO: Double glazed window with vertical blinds to the rear. Fitted with range of mirrored doored wardrobe cupboards. Coved ceiling, inset ceiling lights.



OUTSIDE: The property is approached from the road over a driveway providing parking and giving access to the attached garage to the side with a second driveway providing further parking. The front garden is laid to lawn, interspersed with mature shrubs. The rear garden is fully enclosed with central area of artificial lawn bordered by planted beds with a part covered decked terrace. Double gates from the second driveway give access to an area of hardstanding with timber store, greenhouse and detached Studio/Home Office with bifold doors to the front, opening out onto a paved terrace for alfresco dining.



IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

SERVICES: All main services are connected. Gas fired central heating.

FLOOR AREA: 114.5 m2 (1,232 ft2) Approx.

EPC RATING: 'C'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND : 'E'

TENURE: Freehold

TRANSPORT LINKS: For the commuter, Battle and Robertsbridge stations provide services to London Bridge, Waterloo, Charing Cross, Cannon Street.

The Motorway network (M25) can be easily accessed at Junction 5 (A21) north of Sevenoaks.

DIRECTIONS: Travelling south on the A28, continue into Broad Oak, at the crossroads turn left, B2089, towards Rye, take the 1st left into Reedswood Rd, no 18 will be found on the right hand corner of the turning into Fieldway.

WHAT3WORDS (LOCATION): ///barefoot.tricycle.portable

VIEWING: All viewings by appointment through Moloney Country Property Group. A member of the team will conduct all viewings, whether or not the vendors are in residence.

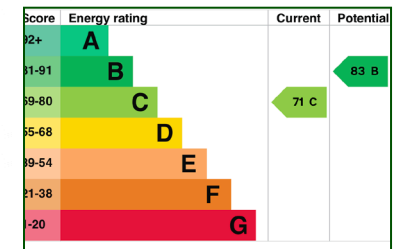
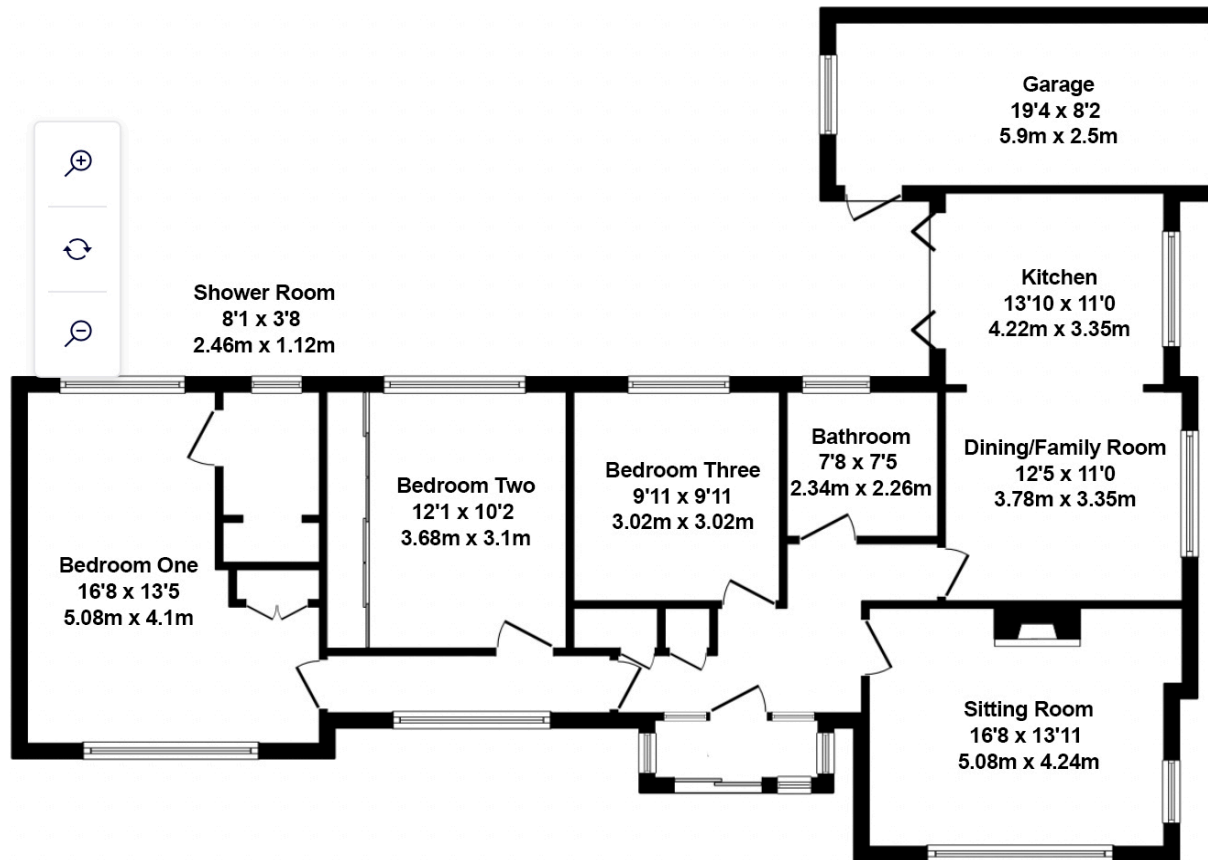
MOLONEYCOUNTRYPROPERTY.COM

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18 Reedswood Road

Floor Area 1232 sq. ft. 114.5 sq. m



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