



ESTATE AGENTS

28 Stream Farm Cottages, Netherfield Road, Battle, TN33 0HH

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Price £365,000

PCM Estate Agents are delighted to offer for sale this EXTENDED TWO BEDROOMED SEMI-DETACHED HOUSE with LARGE REAR GARDEN backing onto fields, located in the highly sought-after and RARELY AVAILABLE ROAD within the historic town of BATTLE. The property is offered to the market CHAIN FREE.

Accommodation comprises an entrance hallway, LOUNGE with FEATURE LOG BURNER, separate SITTING/ DINING ROOM boasting a PLEASANT OUTLOOK to the rear, kitchen and a DOWNSTAIRS WC. To the first floor there are TWO DOUBLE BEDROOMS and a main shower room., Externally the property boasts a GENEROUS PLOT with a LARGE PRIVATE REAR GARDEN backing onto fields and also featuring a range of mature shrubs, plants and trees. To the front there is a driveway proving OFF ROAD PARKING in addition to an ALLOCATED SPACE opposite the house in addition to a CAR PORT and front garden.

Located in the incredibly sought-after SEMI-RURAL town of BATTLE with its excellent schooling facilities. The property is considered an IDEAL FAMILY HOME.

Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, radiator.

LOUNGE

15'8 x 10'3 (4.78m x 3.12m)

Feature log burner, double glazed window to front aspect, radiator, sliding doors to:

SITTING/ DINING ROOM

18'3 max x 8'2 (5.56m max x 2.49m)

Double glazed windows to side and rear aspects enjoying a pleasant outlook over the garden and neighbouring fields, radiator.

KITCHEN

8'4 x 7'1 (2.54m x 2.16m)

Comprising a range of eye and base level units with worksurfaces over, four ring gas hob with oven below, inset one & ½ bowl inset sink with mixer tap, double glazed window to side aspect.

DOWNSTAIRS WC

Wall mounted gas fired boiler, wc, wash hand basin, double glazed obscured window to side aspect.

FIRST FLOOR LANDING

Loft hatch.

BEDROOM

15'9 x 8'10 (4.80m x 2.69m)

Dual aspect room with double glazed windows to front and rear aspects with the rear enjoying pleasant views over countryside, radiator.

BEDROOM

8'7 x 7'3 (2.62m x 2.21m)

Double glazed window to rear aspect enjoying pleasant views over countryside, built in storage cupboard, radiator.

SHOWER ROOM

9'9 x 6'10 (2.97m x 2.08m)

Walk in shower, dual flush wc, wash hand basin, built in over stairs storage cupboard, double glazed obscured window to front aspect.

REAR GARDEN

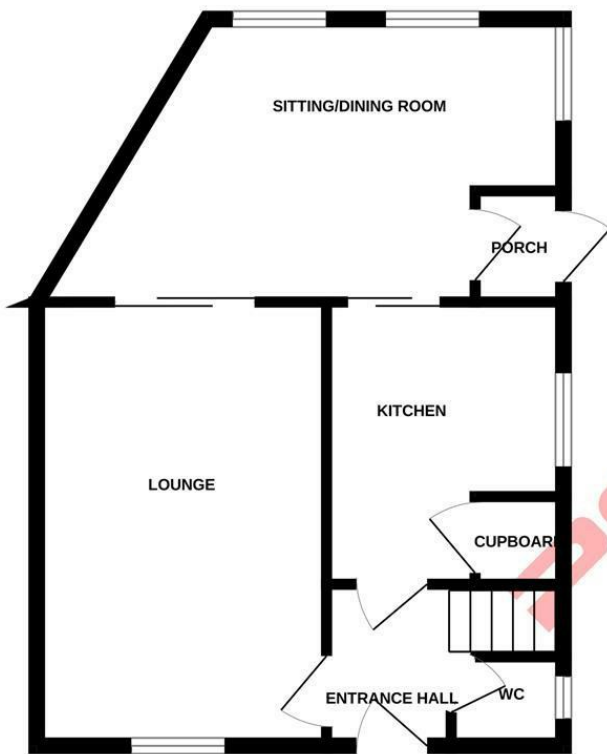
A particular feature of the property, large, private and secluded and backing onto fields. The garden features a patio area ideal for seating and entertaining. The rest of the garden is mainly laid to lawn and features a range of mature shrubs, plants and trees. There are two storage sheds, a greenhouse and side access to the front of the property.

OUTSIDE - FRONT

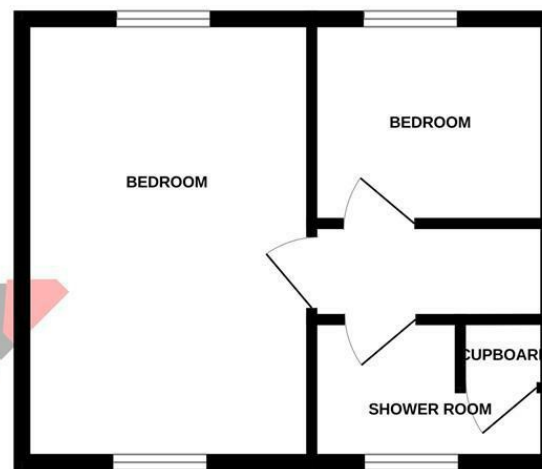
Driveway, car port and area of front garden.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.