

**RUSH  
WITT &  
WILSON**



**8 Swallow Drive, Battle, TN33 0DY**  
**£339,950**

**Situated in a highly sought after location just a short walk to the mainline station serving London Charing Cross is this stunning three bedroom semi-detached home.**

**The light and airy accommodation is arranged with an entrance hall, cloakroom, kitchen/dining room with aspect into the sitting room which overlooks the delightful rear garden. To the first floor there are three bedrooms and a family bathroom.**

**Outside there is a larger than expected good sized level and fence enclosed rear garden with gated access and a single garage with parking in-front. Tucked in the corner with easy access to local rural walks, the bustling market town High Street and local primary and secondary schools.**



The property is approached via steps leading up to a covered entrance with a composite glazed door leading into:-

### **Entrance Hall**

With under stairs cupboard, ceiling lighting and radiator.

### **Cloakroom**

Fitted with a low level w.c, wash hand basin with mixer tap and storage beneath, double glazed obscured window to side aspect, ceiling lighting and chrome heated towel rail.

### **Kitchen/Dining Room**

14'3 x 8'9 (4.34m x 2.67m)

Fitted with a range of matching wall and base mounted units with a complementing work surface over and tiled surround, single bowl sink with drainer and mixer tap, space for oven, washing machine, tumble dryer and fridge/freezer, ceiling lighting, double glazed window to front aspect, open aspect into the sitting room and in-turn the garden, wall mounted gas fired boiler and space for dining table.

### **Sitting Room**

16' x 9'9 (4.88m x 2.97m)

Enjoying an aspect onto the rear garden via a double glazed windows and a set of double glazed sliding doors with garden access, ceiling lighting, radiator and openings into the kitchen/dining room creating a very social family space.

### **First Floor**

Stairs leading up form entrance hall.

### **Landing**

With double glazed window to side aspect, ceiling lighting, loft hatch access and airing cupboard.

### **Bedroom One**

9'2 x 12'1 (2.79m x 3.68m)

With double glazed window to front aspect, ceiling lighting and radiator.

### **Bedroom Two**

10'2 x 9' (3.10m x 2.74m)

With double glazed window to rear aspect, built-in wardrobe, ceiling lighting and radiator.

### **Bedroom Three**

7'2 x 6'8 (2.18m x 2.03m)

With double glazed window to rear aspect, ceiling lighting and radiator.

### **Bathroom**

Fitted with a low level w.c, vanity wash hand basin with mixer tap and storage beneath, curved bath with mixer tap and fixed rainfall shower head and hand held attachment, double glazed obscured window to front aspect, ceiling lighting and heated towel rail.

### **Outside**

#### **Front Garden**

Is neatly laid to lawn.

#### **Rear Garden**

The delightful rear garden is enclosed with fencing and has gated sided access and s neatly laid to a level lawn with flower and shrub planted borders and a paved seating area adjacent to the rear of the property. Stepping stones lead to a further paved seating area that in-turn has a pedestrian door into the garage.

#### **Garage**

Single garage with up and over door and pedestrian door leading into the back garden, also providing off street parking in front.

### **Agents Notes**

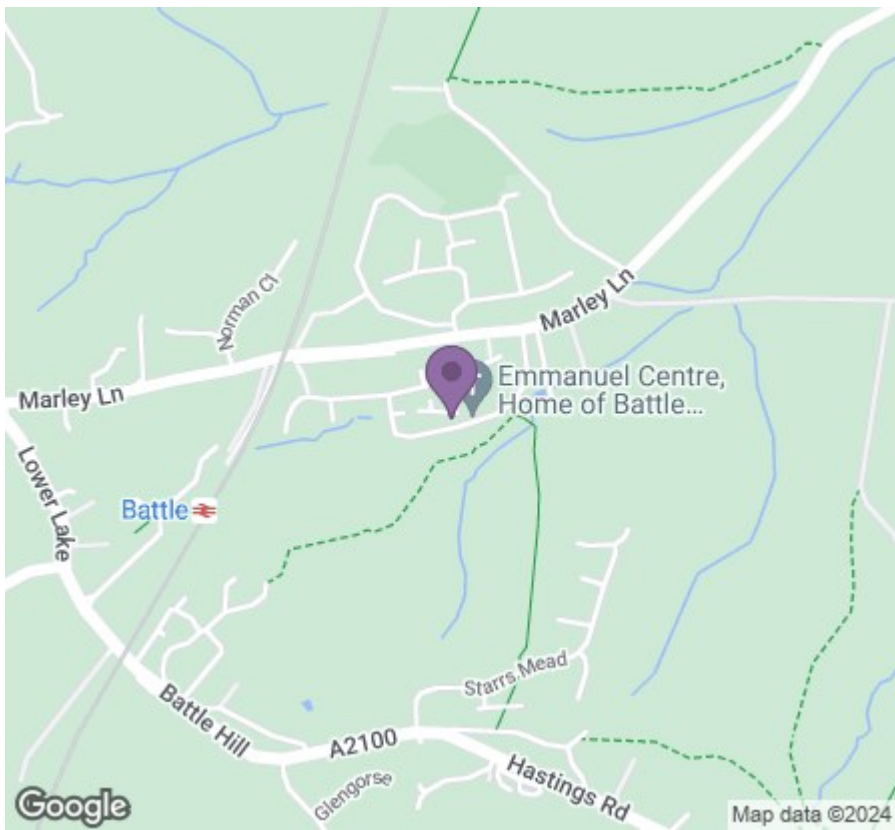
None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council tax band C







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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