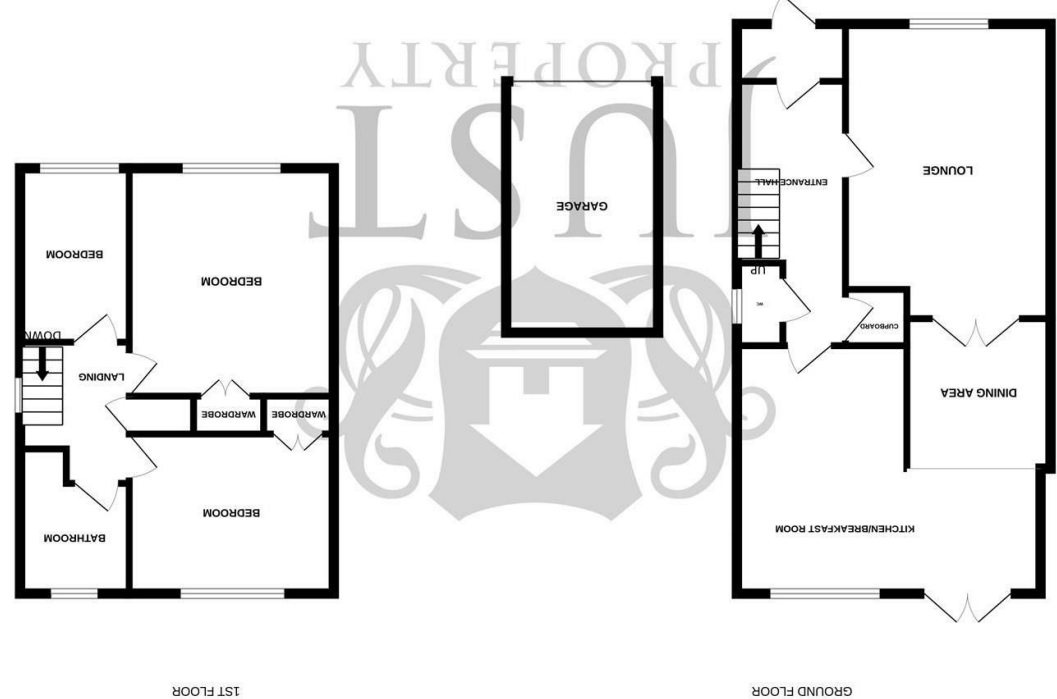


While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as a guide only. As to the operation of fixtures or fittings, the purchaser is advised to check the operation of any such items before completion. The plan is for illustrative purposes only and should be used as a guide only.

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
	(21-30)
	(31-40)
	(41-50)
	(51-60)
	(61-70)
	(71-80)
	(81-90)
Very energy efficient - lower running costs	(91-100)
Current	73
Potential	86



FLOORPLANS

27 Heathlands, Westfield, TN35 4QZ

www.justproperty.net



3 Bedrooms 2 Receptions 1 Bathrooms 1065.63 sq ft

Freehold

£315,000

27 Heathlands, Westfield, TN35 4QZ





3 Bedrooms 2 Receptions 1 Bathrooms 1065.63 sq ft

PROPERTY DETAILS

Situated within a highly sought-after residential cul-de-sac in the popular village of Westfield, this well-presented and extended three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for families and those seeking village life with excellent amenities close by.

The ground floor is arranged around a welcoming entrance hall and features a generous dual aspect sitting room, providing an excellent space for relaxing and entertaining. Double doors lead through to a separate dining area, which in turn opens into the spacious kitchen/breakfast room overlooking and providing access to the rear garden. A useful cloakroom/WC and understairs cupboard complete the ground floor accommodation.

To the first floor, a bright central landing gives access to three well-proportioned bedrooms, all benefitting from built-in wardrobes, together with a well-appointed family bathroom.

Outside, the property enjoys a private and low-maintenance rear garden, perfect for outdoor dining and entertaining. To the front, there is off-road parking and an attached single garage providing further storage or potential workshop space.

Westfield is a highly regarded village offering a range of everyday amenities including a convenience store, traditional butcher, doctors' surgery, popular public house and a well-regarded primary school. The A21 provides convenient road links, while Battle mainline station, approximately five miles away, offers services to London Charing Cross and Cannon Street.

An excellent opportunity to acquire a spacious three-bedroom family home in one of the area's most desirable village locations.



ROOM DIMENSIONS

Front Door	Bedroom
Porch	9'8" x 6'5" (2.95 x 1.96)
6'3" x 2'0" (1.91 x 0.61)	Bathroom
Hallway	7'10" x 6'5" (2.39 x 1.98)
W.C	Garage & Off Road Parking
Living Room	Front and Rear Garden
16'11" x 11'10" (5.18 x 3.63)	
Dining Area	
8'2" x 8'0" (2.51 x 2.46)	
Kitchen Breakfast Room	
17'7" x 15'3" (5.38 x 4.65)	
Stairs to Landing	
Bedroom	
12'11" x 11'10" (3.94 x 3.63)	
Bedroom	
11'10" x 9'3" (3.61 x 2.82)	

FEATURES

- Popular Village Location
- Extended Family Home
- Three Bedrooms
- Lounge with Dining Area
- Kitchen Breakfast Room
- Front and Rear Gardens
- Off Road Parking & Garage
- Council Tax Band - D

