

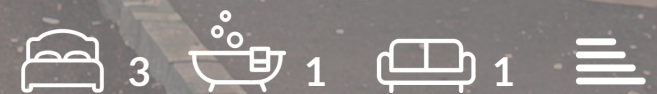


OAKFIELD



Beauford Road, Horam, Heathfield, TN21 0EB

Price Guide £269,950



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Set at the end of a quiet cul-de-sac near the pretty village of Horam, this lovely family home offers three generously sized bedrooms, a private garden, and the benefit of off-road parking.

Upon entering the property, there is an immediate sense of warmth and homeliness, enhanced by the inviting lounge which features a log burner. This cosy living space comfortably accommodates a large sofa and additional seating, making it an ideal room for relaxing as a family.

To the rear of the home is the kitchen/dining area, a bright and practical space with ample room for a breakfast table and chairs. Overlooking the garden, making it well suited to modern family life.

The rear garden is mainly laid to lawn with a patio seating area perfect for entertaining, summer barbecues, or children to play. A useful store room at the back of the property provides a laundry/utility space.

Upstairs, the property boasts three well-proportioned bedrooms, offering excellent flexibility for families. A family bathroom completes the first-floor accommodation.

Directly opposite the property is a large open green space, ideal for children to kick a ball around or enjoy outdoor activities, further enhancing the appeal of this family-friendly location.

In conclusion, this is a fantastic family home in a desirable and peaceful setting. It will appeal to a wide range of buyers, including investors, as it would also perform well on the rental market.





Lounge
17'0" x 12'8" (5.18m x 3.86m)

Kitchen/Diner
19'0" x 8'11" (5.79m x 2.72m)

Bedroom One
14'1" x 9'2" (4.29m x 2.79m)

Bedroom Two
14'11" x 9'1" (4.55m x 2.77m)

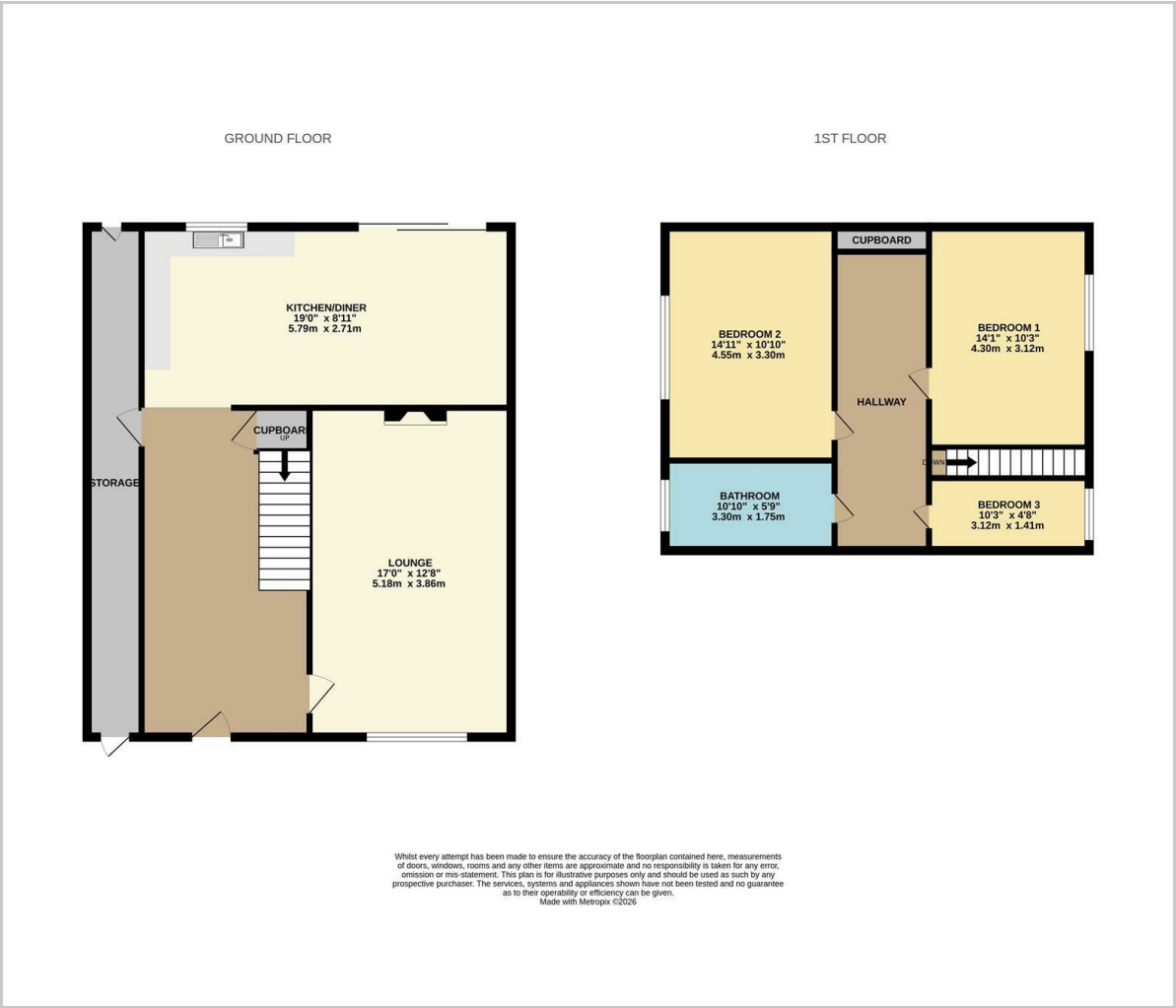
Bedroom Three
9'2" x 4'8" (2.79m x 1.42m)

Bathroom
9'1" x 5'9" (2.77m x 1.75m)

Council Tax Band C - £2,318.61 Per Annum



Floor Plan



Viewing

Please contact us on 01435 864233 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

