



OAKFIELD



Goldring Avenue, Hellingly, BN27 4BX

Price Guide - £400,000



## Goldring Avenue, Hellingly, BN27 4BX

Guide Price: £385,000 - £425,000

This beautifully presented chain free four-bedroom townhouse offers spacious and contemporary accommodation arranged over three floors, making it an ideal home for modern family living. Positioned in a highly sought-after location overlooking Roebuck Park, the property combines generous living space with stylish interiors and a practical layout throughout.

The ground floor features a welcoming entrance hall with cloakroom, leading into a superb open-plan kitchen, breakfast and family room complete with a feature bay window, creating the perfect space for both everyday living and entertaining. To the rear, a separate snug/ lounge space which enjoys patio doors opening directly onto the private rear garden, allowing plenty of natural light to flow through the space.

The first floor offers a bright and spacious lounge with a picturesque bay window enjoying attractive park views, alongside a large double bedroom with en-suite shower room and an additional cloakroom for added convenience. The second floor comprises two further generous double bedrooms, one benefiting from its own en-suite shower room, a well-proportioned single bedroom, and a modern family bathroom.

Externally, the property enjoys a private rear garden with patio area, ideal for outdoor dining and relaxing, while an integral garage and driveway provide ample off-road parking. Conveniently located close to excellent transport links, well-regarded schools and a range of local amenities, this impressive home offers versatile accommodation perfectly suited to growing families.





### Living Room

24'6" x 12'4" (7.47m x 3.77m)

### Kitchen/Family Room

24'5" x 15'7" (7.45m x 4.76m)

### Gardening/Snug Room

11'11" x 11'10" (3.63m x 3.61m)

### WC

### Bedroom One

17'9" x 17'1" (5.42m x 5.21m)

### Ensuite

### WC

### Bedroom Two

14'9" x 12'4" (4.50m x 3.76m)

### Ensuite

### Bedroom Three

11'4" x 6'8" (3.45m x 2.03m)

### Bedroom Four

13'11" x 10'0" (4.24m x 3.05m)

### Bathroom

Council Tax Band E - £3,334.75 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

