



ELM WAY

HEATHFIELD - £550,000



31 Elm Way, Heathfield TN21 8YH

**Entrance Hall - Cloakroom - Sitting Room - Dining Room
- Kitchen/Breakfast Room - First Floor Landing - Four
Bedrooms - Family Bathroom & En-Suite Shower Room -
Double Garage - Good Size Rear Garden**

A well proportioned, four bedroom detached family home situated on the edge of the Green Lane development, conveniently situated for the popular Parkside Primary School and approximately half a mile from Heathfield Town Centre. Areas of woodland scatter the estate through which public footpaths can be joined to walk across surrounding countryside. The property features two interlinking reception rooms, a kitchen/breakfast room, family bathroom and en-suite shower room. There is a large garden to the rear and also a double garage and driveway for several vehicles. NO ONWARD CHAIN

ENTRANCE HALL:

Wood effect flooring. Under stairs storage cupboard. Coved Ceiling. Radiator.

DOWNSTAIRS CLOAKROOM:

Double glazed window. WC. Wash basin. Coved ceiling. Radiator.

STUDY:

Double glazed window. Coved ceiling. Radiator.

KITCHEN/BREAKFAST ROOM:

Double glazed window. Matching wood wall and base units. Induction hob with extractor fan over. Built-in oven. Inset one and a half bowl sink. Wood effect flooring. Coved ceiling. Radiator. Door to:

UTILITY ROOM:

Work surface and wall cupboards. Space for washing machine. Boiler. Access to loft. Vinyl flooring. Door to garden with window to side.

DINING ROOM:

Double glazed windows. Coved ceiling. Radiators. Doors opening to:

SITTING ROOM:

Double glazed windows to front. Coal effect gas fire with stone surround. Coved ceiling. Radiators. Sliding patio doors to garden.



FIRST FLOOR LANDING:

Airing cupboard with slatted shelves. Access to loft. Radiator.

MASTER BEDROOM:

Double glazed window. Built-in double wardrobes. Coved ceiling. Radiator. Door to:

EN-SUITE SHOWER ROOM:

Double glazed window. WC. Vanity unit with wash basin and mirrored cupboard over. Shower unit with 'Mira' shower. Heated towel rail.

BEDROOM:

Double glazed window. Built-in single wardrobe. Coved ceiling. Radiator.

BEDROOM:

Double glazed window to the rear with views towards surrounding countryside. Single wardrobe. Radiator.

BEDROOM:

Double glazed window to the rear with views towards surrounding countryside. Coved ceiling. Radiator.

BATHROOM:

Double glazed window. Wash basin. WC. Bath with shower attachment over. Heated towel rail. Wood effect flooring.

OUTSIDE:

To the FRONT is a driveway leading to double garage with up-and-over door, light, power and personal door to side. Parking for several vehicles. Area of garden with established hedge and shrubs. To the REAR is generous garden with large patio area. lawn and established shrubs and hedges. Shed.



SITUATION:

Situated on a sought-after development on fringes of the market town of Heathfield with easy access to a popular local primary school. The town itself offers a range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The area is well served with schooling for all age groups. Train stations at both Buxted and Stonegate are approximately 6 miles distant, both providing a service of trains to London. The Spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approx 16 miles distant with the larger coastal towns of both Brighton and Eastbourne being reached within approximately 45 and 35 minutes drive respectively.

VIEWING: By appointment with Wood & Pilcher 01435 862211

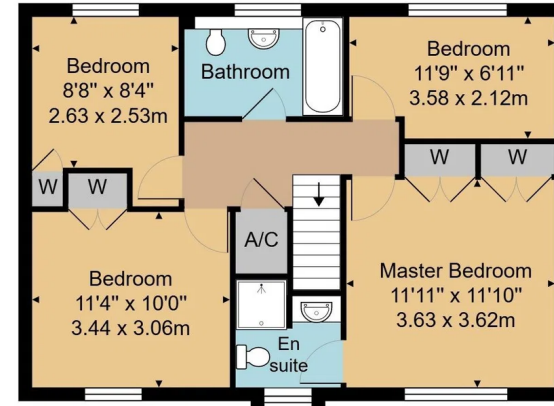
TENURE: Freehold

COUNCIL TAX: F

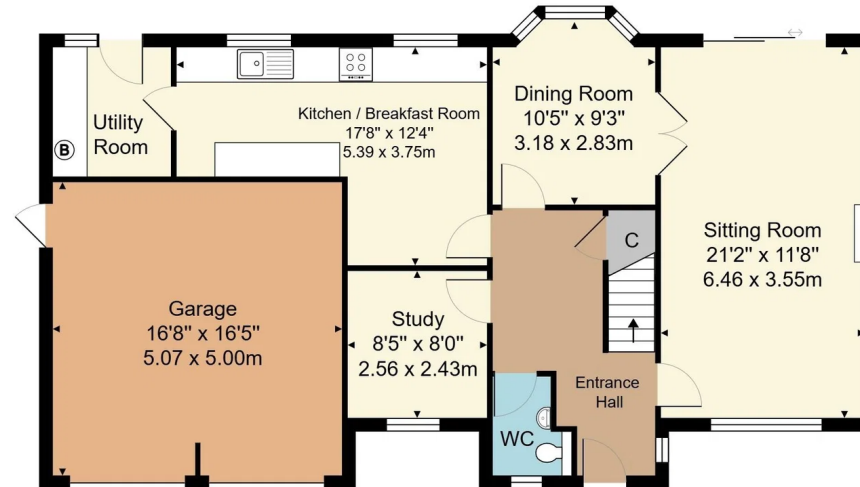
ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas Fired Central Heating

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



First Floor



Ground Floor

House Approx. Gross Internal Area 1424 sq. ft / 132.3 sq. m
Approx. Gross Internal Area (Incl. Garage) 1711 sq. ft / 158.9 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



27 High Street, Heathfield,
East Sussex, TN21 8JR
Tel: 01435 862211

Email: heathfield@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON
OFFICE

www.woodandpilcher.co.uk

