

MEADOW WAY

HEATHFIELD - £300,000

WOOD & PILCHER

Sales, Lettings, Land & New Homes

41 Meadow Way, Heathfield TN21 8AJ

Enclosed Porch/Utility Room - Hallway - Lounge/Diner - Remodelled Kitchen - Inner Hallway - Two Double Bedrooms - Remodelled Shower Room - Low Maintenance Garden - Garage With Electric Roller Door - Shared Driveway Plus Additional Parking Area

An extremely well presented bright and spacious two double bedroom semi-detached bungalow situated in a popular cul-de-sac location just over half a mile from Heathfield Town Centre and with the popular 'Cuckoo Trail' nearby. The property features a remodelled kitchen and shower room with lawned garden to the front plus low maintenance garden to the rear. Single garage with electric roller door plus additional block set parking area. NO ONWARD CHAIN.

ENTRANCE PORCH/UTILITY ROOM:
Double glazed windows and half double glazed front door. Laminate worktop with space under for washing machine.

ENTRANCE HALL:
Built-in double cupboard housing the consumer unit and gas meter.

LOUNGE/DINER:
A bright and spacious room with large double glazed windows to the front overlooking the front lawn. Cupboard housing the 'Ideal' gas-fired boiler plus storage space and shelving. Radiator.

REMODELLED KITCHEN:
Modern fitted kitchen with gloss grey fronted matching wall and base cupboards. Worktop with inset sink. Built-in double oven. Space for dishwasher. Inset electric hob with filter hood above. Space for upright fridge/freezer. Integrated microwave. Double glazed stable door to side.

INNER HALLWAY:
Access to the loft.







BEDROOM:
A spacious double bedroom with double glazed French doors and double glazed side windows leading to the garden. Built-in double wardrobe. Radiator.

BEDROOM:
Double glazed window overlooking the rear garden. Built-in double wardrobe. Radiator.

REMODELLED SHOWER ROOM:
Double glazed window. Large walk-in shower with thermostatic shower featuring a drencher head and hand-held shower. WC. Wash basin with cupboard under. Tiled walls. Wood-effect flooring. Chrome heated towel rail. Inset spotlights. Extractor fan.

OUTSIDE:
The property is approached via a shared driveway with own block-set hard standing providing additional parking and area of lawn. Single garage with electric roller door, power and light. The low maintenance, manageable size REAR garden features paved patio areas with shrub and flower borders, area of 'AstroTurf' and side gate leading to the driveway.

SITUATION:
The property is conveniently located for Heathfield town centre which offers a wide range of shops and supermarkets. The area is well served with schools for all age groups. Mainline stations with services to London are at Buxted and Stonegate, each approximately 6 miles distant. Royal Tunbridge Wells offers shopping, leisure and grammar schools is approx 16 miles distant and the coastal towns of Brighton and Eastbourne can be reached within approximately 45 and 35 minutes drive respectively.







VIEWING:
By telephone appointment to Wood & Pilcher on 01435 862211.

TENURE:
Freehold

COUNCIL TAX BAND:
C

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

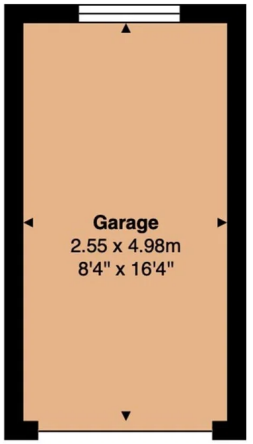
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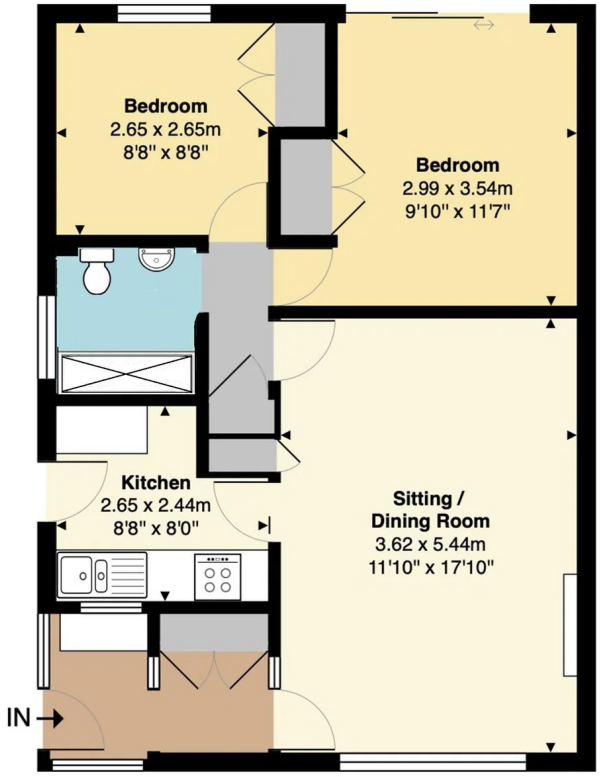
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Garage / Store
Approx Internal Area
137 sq ft (12.7 sq m)
(Not Shown In Correct Location / Orientation)



Approx Internal
Floor Area
644 sq ft (59.8 sq m)

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Not To Scale.
Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.
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