



GEERS WOOD
HEATHFIELD - £350,000



3 Geers Wood, Heathfield TN21 0AR

**Enclosed Porch - Entrance Hall - Lounge/Diner -
Kitchen/Breakfast Room - Lobby/Utility Room -
Cloakroom - First Floor Landing - Two Double Bedrooms
- Modern Bathroom - Front & Rear Landscaped Gardens
- Garage En-bloc - Outlook Across Woodlands To The
Front**

A beautifully appointed and particularly spacious two double bedroom, semi-detached house situated in the popular 'Geers Wood' development in an idyllic position directly opposite ancient woodland. The accommodation features a modern fitted kitchen, spacious lounge/diner with large windows overlooking the woodland to the front, downstairs cloakroom and bathroom on the first floor. There are landscaped gardens to the rear, being fence enclosed and there is a single garage en-bloc just a stones throw from the property. Whilst the property fronts directly onto woodland, Heathfield Town Centre with all its shops and facilities is just over half a mile distant. NO ONWARD CHAIN.

ENCLOSED PORCH:

Wooden front door with side windows, quarry tiled flooring.

ENTRANCE HALL:

Part-glazed wooden front door with side window, engineered oak flooring, upright feature radiator.

LOUNGE/DINER:

Double glazed windows and door overlooking the front garden and woodland opposite, engineered oak flooring, feature brick fireplace with fitted firebox, serving hatch, radiators.

MODERN KITCHEN:

Range of cream gloss fronted matching wall and base cupboards, laminate worktop with 1.5 bowl inset stainless steel sink, inset four burner gas hob with stainless steel filter hood above and double oven under. Fitted breakfast bar, inset spotlights, double glazed window overlooking the rear garden, wall-mounted Worcester boiler. Built-in larder cupboard, tiled floor, under floor electric heating.



LOBBY/UTILITY ROOM:

Tiled floor with space for washing machine, double-glazed window and wooden double-glazed door leading to the garden.

CLOAKROOM:

Double-glazed window, WC, wash basin, tiled floor, heated chrome towel rail.

Stairs leading to:

FIRST FLOOR LANDING:

Wooden handrail and balustrades. Built-in linen cupboard with slatted shelves, double glazed window overlooking the woodland opposite, radiator, access to the loft with pull-down ladder, fitted light and being partially boarded.

MASTER BEDROOM:

Large double-glazed window enjoying a superb outlook across the woodland to the front, wood-effect flooring, radiator, multiple built-in wardrobes/cupboards.

BEDROOM:

Double-glazed windows overlooking the rear garden, radiator, built-in wardrobes/cupboards, wood-effect flooring.

BATHROOM:

A white suite comprising a panel enclosed bath with thermostatic shower over and folding glass shower screen, further chrome mixer tap with hand-held shower attachment, vanity unit with inset wash basin and cupboards under, WC with concealed cistern, tiled floor, part-tiled walls, heated chrome towel rail, double-glazed windows.

OUTSIDE:

There are landscaped gardens to the FRONT and REAR, the rear garden being fence enclosed with flower and shrub borders, paved patio area, stone pathways and a further seated area with slate chippings. There is a single GARAGE en-bloc just a stones' throw from the property with hinged opening doors to the front.



SITUATION:

The property is conveniently located for access to Heathfield with its wide 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 BAND: D

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England

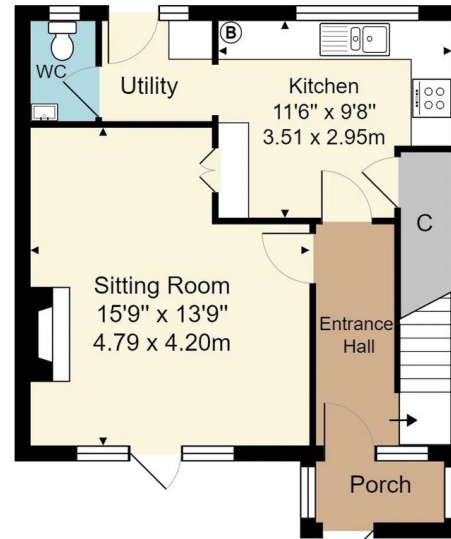
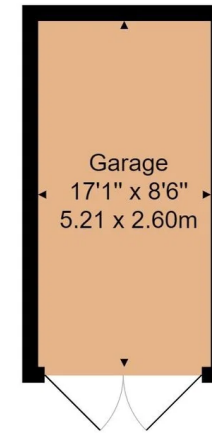
- www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

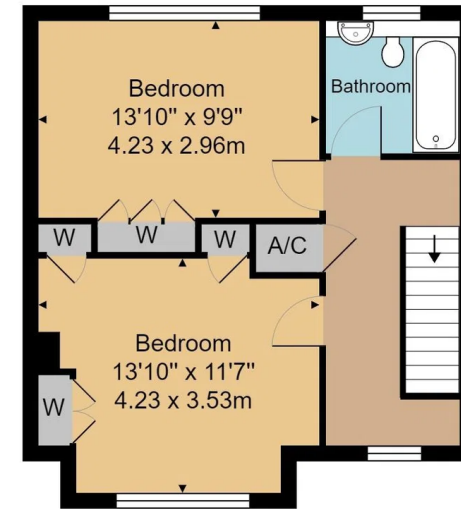
Heating - Gas-fired

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

House Approx. Gross Internal Area 921 sq. ft / 85.6 sq. m

Garage Approx. Internal Area 146 sq. ft / 13.6 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.



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