



CRABTREE, COLLINGWOD RISE

HEATHFIELD - £650,000



**Crabtree, Collingwood Rise,
Heathfield TN21 8DP**

**Enclosed Porch - Entrance Hall - Study - Dining Room
Open Through To Fitted Kitchen - Downstairs Cloakroom
- Utility Room - Sitting Room - First Floor Landing - Four
Double Bedrooms - Family Bathroom Plus En-Suite
Shower Room - Large Landscaped Mature Gardens -
Views From Upstairs Towards The South Downs -
Garage With Electric Roller Door - Own Driveway**

An attractive half tile hung detached four bedroom family home situated in a desirable private road just a short walk from Heathfield town centre and being set on a bold plot approaching a quarter of an acre. The accommodation features two reception rooms plus a study, utility room, downstairs cloakroom, family bathroom plus en-suite and beautifully appointed landscaped gardens. Offered to the market with NO ONWARD CHAIN.

ENTRANCE HALL:

Part double glazed front door. Open archway to;

STUDY:

Double glazed windows overlooking the front garden. Radiator.

SITTING ROOM:

Double glazed windows in bay. Feature wooden fire surround with stone insert and hearth. Built-in understairs storage cupboard. Radiator.

DINING ROOM:

Double glazed French doors with double glazed side window leading to the garden. Radiator. Open archway to:

KITCHEN:

Double glazed windows overlooking the rear garden. Range of cream fronted matching wall and base cupboards. Wood effect worktop with inset one and a half bowl stainless steel sink. Inset four burner gas hob. Built-in double oven. Space for fridge and dishwasher. Inset spotlights.

INNER HALLWAY:

Radiator. Door to garage.



UTILITY ROOM (ACCESSED VIA GARAGE):

Double glazed windows and double glazed door leading to the rear garden. Worktop with space under for washing machine and tumble drier. Wall mounted cupboards. Further space for upright fridge and freezer. Wall mounted boiler.

DOWNSTAIRS CLOAKROOM:

Double glazed windows. WC. Pedestal wash basin. Part tiled walls. Radiator.

FIRST FLOOR LANDING:

MASTER BEDROOM:

Double glazed window overlooking the front garden. Radiator.

EN-SUITE SHOWER ROOM:

Pedestal wash basin. WC. Shower cubicle. Part tiled walls. Radiator.

BEDROOM:

Double glazed window overlooking the front garden and enjoying far reaching views towards the South Downs. Access to eaves storage area. Radiator.

BEDROOM:

Double glazed windows overlooking the beautifully presented rear garden. Access to eaves storage. Radiator.

BEDROOM:

Double glazed windows overlooking the beautifully presented rear garden. Radiator.

FAMILY BATHROOM:

Double glazed window. Suite comprising panel enclosed bath with mixer taps and handheld shower attachment. WC. Pedestal wash basin. Part tiled walls. Extractor fan. Radiator.

OUTSIDE:

The property is approached via its own sweeping driveway providing parking for a number of vehicles and leading to the GARAGE with electric roller door, power and light plus door to Utility Room. The FRONT garden includes an area of lawn with mature shrubs and trees. The beautifully landscaped REAR garden features two substantial areas of lawn, mature shrub borders, pond, pergola, greenhouse, fruit & vegetable beds and potting shed. Outside tap and lighting.



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: F

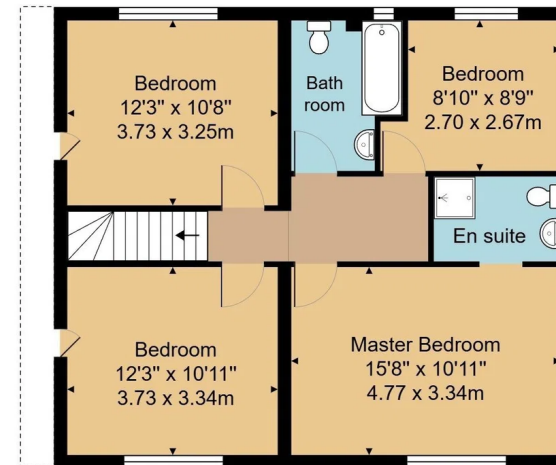
ADDITIONAL INFORMATION:

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

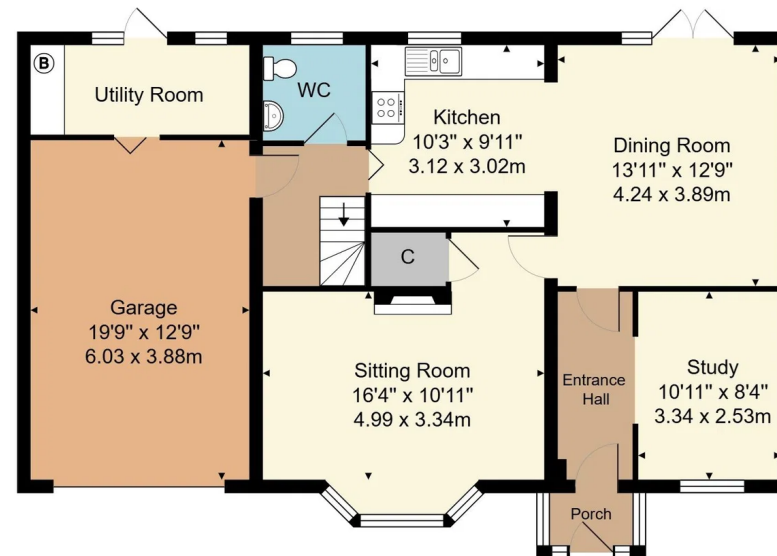
AGENTS NOTE:

We are advised by the sellers that the contribution towards maintenance of the private road is currently £200 per annum.

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

Approx. Gross Internal Area 1863 ft² ... 173.0 m²
(Includes Garage)

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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