

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



## Mulberry Way, Heathfield, TN21 8YN

- ▼ Large, Private Rear Garden
- ▼ 4 Bedroom Detached House
- ▼ Double Garage & Parking
- ▼ Cul-De-Sac Location
- ▼ 2 Reception Rooms
- ▼ 2 Bathrooms, WC



### EPC RATING

Current:

68 | D

Potential:

80 | C

### Guide Price

£575,000-£600,000





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Nestled in a sought-after cul-de-sac location in Heathfield, this beautifully presented four-bedroom detached family home offers spacious and versatile accommodation, together with excellent outside space. The ground floor comprises a welcoming entrance hall, a bright and airy sitting room with access into a floor to ceiling glass conservatory overlooking the garden, a modernised and improved kitchen/dining room ideal for family living, a separate study perfect for home working, and a cloakroom. Upstairs, there are four well-proportioned bedrooms, including a generous main bedroom with en-suite shower room, and a family bathroom serving the remaining bedrooms. Outside, the property really comes into its own. To the front, there is a private garden and driveway providing parking for multiple vehicles. The garage is located to the side and can be accessed from the garden, offering excellent storage and flexibility. The large rear garden is a particular feature, being completely private and sunny, beautifully landscaped with a pond, different seating areas, and plenty of space for entertaining and family activities. The home is ideally situated within close proximity to well-regarded primary and secondary schools, as well as Heathfield town centre with its excellent range of local amenities. This is a rare opportunity to secure a well-appointed family home in a highly desirable location, offering both comfortable living and superb outdoor space.

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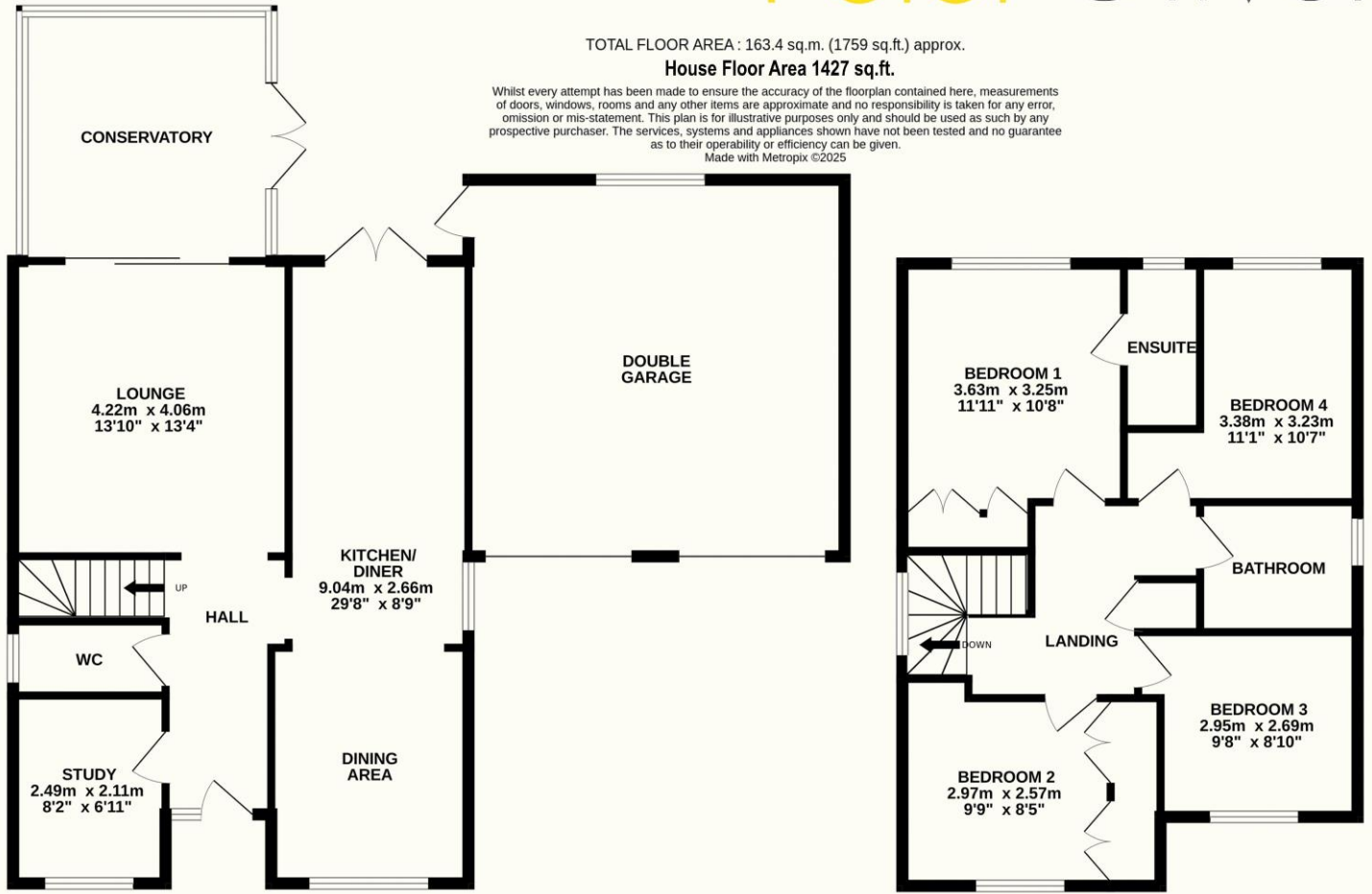




TOTAL FLOOR AREA : 163.4 sq.m. (1759 sq.ft.) approx.

**House Floor Area 1427 sq.ft.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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TENURE: FREEHOLD

COUNCIL TAX BAND: F

MAINTENANCE/SERVICE CHARGE: N/A

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