



ACORNS

SPARROWS GREEN, WADHURST - GUIDE PRICE £600,000 - £625,000



WOOD & PILCHER

Sales, Lettings, Land & New Homes

**Acorns
Sparrows Green Wadhurst, TN5 6SJ**

**An extremely spacious three bedroom detached bungalow in popular village location
Entrance Hall - Good Size Lounge/Dining Room -
Kitchen/Breakfast Room Complete With Range Of
Appliances Downstairs Cloakroom - Three Double
Bedrooms - Family Bathroom - Loft Space With Dormer
Window Prime For Conversion Subject To Obtaining All
Necessary Consents - Gas Central Heating - Double
Glazing - Detached Garage - Additional Parking - Private
Wrap Around Gardens - Private Driveway Approach To
Just Three Properties - Close To Amenities & Popular
Village Centre - Vacant Possession No Chain**

This is a rare opportunity to acquire a spacious three double bedroom detached bungalow offering plenty of potential to convert the large loft space already fitted with a dormer window subject to obtaining the necessary consents. Currently this home has a large lounge/dining room and good-sized kitchen/breakfast room complete with appliances. The wide entrance hall has a downstairs cloakroom and leads to the three double bedrooms and shower room. Externally there are gardens and patio areas surrounding the property with the rear garden being particularly private including a summerhouse and greenhouse with additional storage available in the shed and detached garage situated to the front. The property's other features include gas central heating via radiators, double glazing, additional vehicle parking and with the property being vacant there is no forward chain.

The accommodation comprises double glazed entrance door with side windows to:

ENTRANCE HALL:

Central heating thermostat, large coats cupboard, single radiator, access to loft space with ladder, partially boarded, dormer window and light.

LOUNGE/DINING ROOM:

Two radiators, arched recess with shelving, picture rail, coved ceiling, power points, TV point. Cast iron electric log effect fire with shelf above. Two rear windows overlooking the garden. Door to:



KITCHEN/BREAKFAST ROOM:

Fitted with a comprehensive range of wall and base units with work surfaces over. Stainless steel one and a half bowl single drainer sink unit with mixer tap. Washing machine, dishwasher, fridge/freezer, tumble dryer, electric cooker, gas hob with stainless steel splash back and filter hood over. Tiling adjacent to worktops, two radiators, ceiling down lights. Three windows to side and double glazed doors to both side and rear leading to the garden.

CLOAKROOM:

White low level WC, pedestal wash hand basin. Vinyl flooring, towel rail/radiator, built-in cupboards, tiled surrounds, ceiling downlights. Window to front.

BEDROOM 1:

Window to front, single radiator, power points. Built-in double wardrobe.

BEDROOM 2:

Window to rear, single radiator, power points. Built-in double wardrobe.

BEDROOM 3:

Window to rear, single radiator, power points. Cupboard housing the wall mounted 'Vaillant' gas fired combination boiler.

SHOWER ROOM:

White low level WC, large shower cubicle with plumbed in shower, hand spray and rainfall head, pedestal wash hand basin with mixer tap, shaver point, tile effect flooring, ceiling downlights, wall mounted mirrored cabinet, tiled surrounds, towel rail/radiator. Window to front.

OUTSIDE REAR:

A paved terrace with steps lead down to a paved patio which in turn leads to the garden being mainly laid to lawn with well stocked borders. Timber summerhouse, greenhouse, fencing and hedging to the boundary provide privacy. Vegetable plots to the side. The garden is not overlooked and has a side gate giving access to the front. To the opposite side is a large, paved area ideal for rotary line etc, outside light and tap.



OUTSIDE FRONT:

Small lawned garden with well stocked borders, path to entrance and side which leads to a brick workshop with side window and light. Detached garage with up and over door, internal power and light. Timber shed with power and light, two parking spaces on the driveway leading to the garage.

SITUATION:

The property is situated at the end of a private driveway giving access to the bungalow and two detached houses and is in a tucked away and convenient location within easy walking distance of the village High Street and station as well as a close by convenience store. The High Street is approximately 0.5 mile's distance and offers a wide range of shops and services catering for everyday needs. For the commuter Wadhurst mainline station provides a regular service to London Bridge, Charing Cross/Cannon Street in just over an hour.

TENURE:

Freehold

COUNCIL TAX BAND:

E

VIEWING:

By appointment with Wood & Pilcher 01892 511211

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.



23 High Street, Tunbridge Wells,
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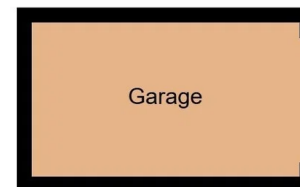
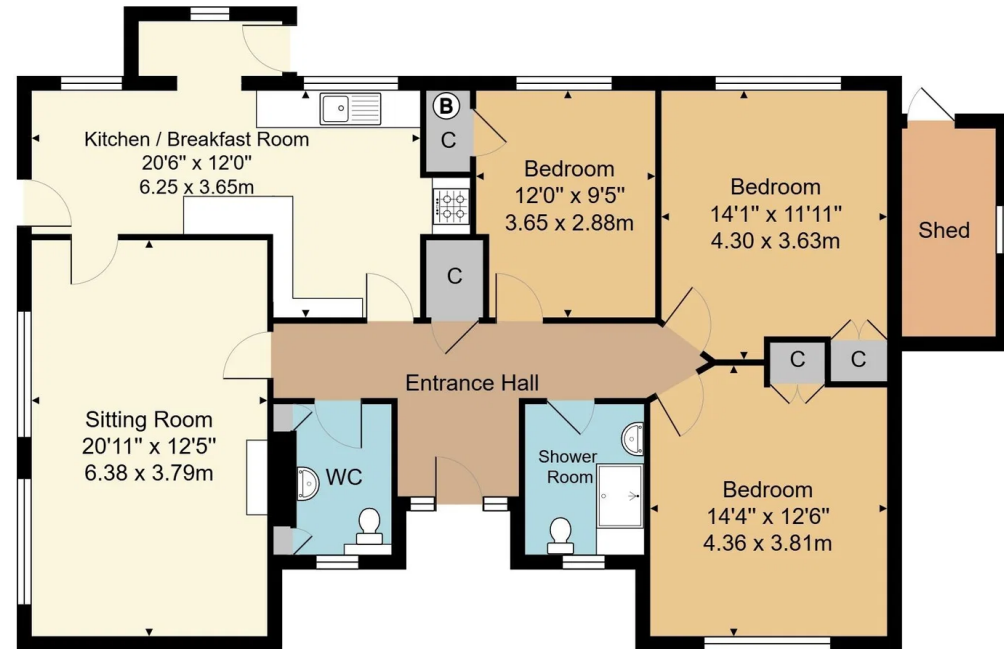
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH &
ASSOCIATED LONDON OFFICE

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

Approx. Gross Internal Area 1221 ft² ... 113.4 m² (excluding shed, 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.