



GEERS WOOD, HEATHFIELD
HEATHFIELD - £385,000

**51 Geers Wood,
Heathfield TN21 0AR**

**Entrance Hall - Sitting/Dining Room - Kitchen - Utility
Area - Downstairs Cloakroom - Conservatory - Three
Bedrooms - Shower Room - Front & Rear Gardens -
Garage**

A beautifully presented three bedroom semi-detached house located in a quiet cul-de-sac on the popular Geers Wood development with access to ancient woodland and just a short walk from Heathfield High Street and Cross In Hand primary school. The accommodation features a modern fitted kitchen with integrated appliances, a spacious open plan sitting/dining room with log burning stove plus downstairs cloakroom and upstairs shower room. The dining area provides access to a conservatory overlooking the rear garden. The property occupies a corner plot with private gardens to front and rear. The rear garden is south facing and includes a summer house/home office with power, lighting and CAT5 data cabling for internet connectivity. Single garage en-bloc with power, light and personal access from the rear garden. VIEWING RECOMMENDED.

ENTRANCE HALL:

Double glazed window. Radiator.

SITTING/DINING ROOM:

Double glazed window. Brick fireplace with wood burning stove. Understairs cupboard. Radiators. Access to:

CONSERVATORY:

Radiator. Access to garden.

KITCHEN:

Double glazed window. Modern matching wall and base cupboards. Granite worktops with inset one and a half bowl sink with mixer tap over. Integrated dishwasher & fridge/freezer. Double 'AEG' oven and grill with five ring gas hob and extractor fan over. Tiled flooring. Access to garden. Radiator.

UTILITY AREA:

Boiler. Access to garden.



CLOAKROOM:

WC. Space & plumbing for washing machine. Fitted cupboards.

FIRST FLOOR LANDING:

Double glazed window. Airing cupboard with slatted shelving. Access to fully boarded and insulated loft space.

BEDROOM:

Double glazed window. Built-in double wardrobe. Radiator.

BEDROOM:

Double glazed windows. Double built-in wardrobe. Radiator.

BEDROOM:

Double glazed window. Single wardrobe. Radiator.

SHOWER ROOM:

Obscured double glazed window. WC. Vanity unit with inset wash basin. Walk-in shower with drencher head and hand held shower attachment. Storage cupboard. Heated towel rail. Inset spotlights. Extractor fan. Vinyl flooring. Radiator.

OUTSIDE:

To the REAR is a large patio area with established shrubs and access to summer house/home office with power lighting and CAT5 data cabling for internet connectivity. Access via personal door to garage en-bloc with power and light. Side gate giving access to the FRONT of the property with a good size paved and shingle area and path leading to garage en-bloc.

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:

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ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

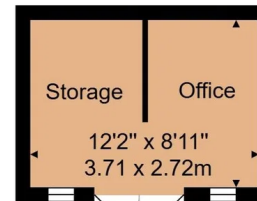
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England

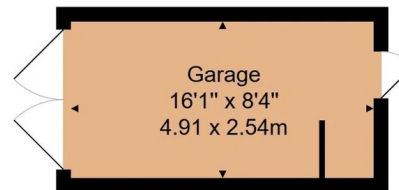
- www.gov.uk

Services - Mains Water, Gas, Electricity, Drainage

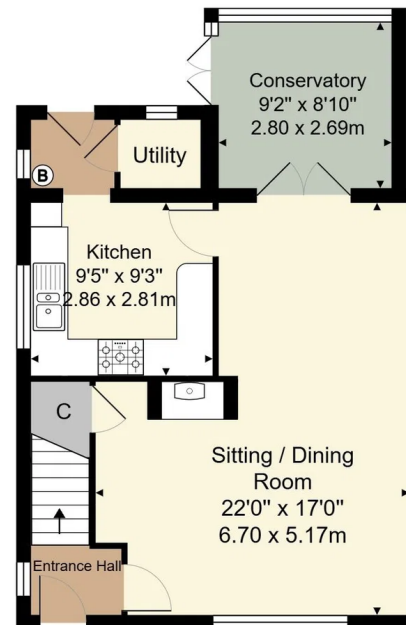
Heating - Gas-fired



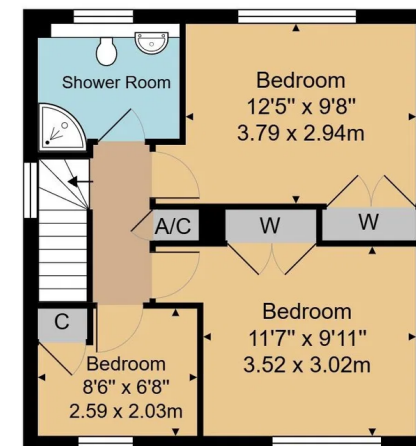
Summer House

**Approx. Gross Internal Area:**

- House 1014 sq. ft / 94.2 sq. m
- Garage 135 sq. ft / 12.5 sq. m
- Summer House 109 sq. ft / 10.1 sq. m



Ground Floor



First Floor

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.

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.



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