

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



## Mutton Hall Hill, Heathfield, TN21 8NL

- ▼ 3 Bedroom Detached Bungalow
- ▼ Garage & Driveway
- ▼ Walking Distance To High Street
- ▼ Gorgeous, Private Garden
- ▼ Large Lounge Diner
- ▼ No Onward Chain



### EPC RATING

Current:

68 | D

Potential:

83 | B

**£375k - £400k**



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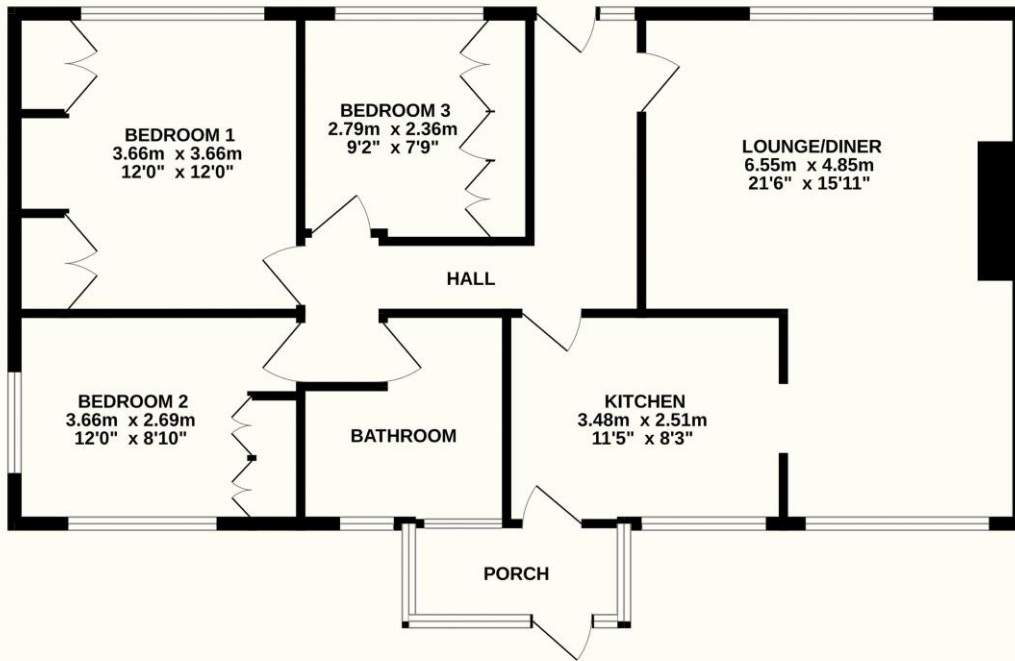
\*\*\*GUIDE PRICE £375,000 - £400,000\*\*\* This attractive detached bungalow offers well-balanced and spacious accommodation, ideal for a range of buyers including downsizers, families or those seeking single-storey living in a convenient location, and is offered to the market with NO ONWARD CHAIN. The property is presented in good condition throughout and is arranged around a central hallway, creating a natural flow between rooms. The generous lounge/diner is a standout feature, providing a bright and versatile living and entertaining space with ample room for both seating and dining areas. The kitchen is well-proportioned with a practical layout, and plenty of work top and cupboard space. There are three bedrooms in total, all benefiting from fitted wardrobes, including two comfortable double bedrooms and a third bedroom which would also work well as a home office or guest room. The family bathroom is centrally positioned and easily accessible from all rooms. Externally, the property continues to impress. The private rear garden offers a good degree of seclusion and features a generous patio area, ideal for outdoor dining and relaxing. A large shed with power provides excellent storage, workshop space or potential for hobby use. To the front, there is off-road parking for multiple vehicles along with a detached garage, offering further storage or secure parking. The property is superbly located within walking distance of the High Street, local schools, a recreation ground and regular bus services, making it both convenient and well-connected. Offered to the market with no onward chain, this is a fantastic opportunity to acquire a well-maintained home with scope to personalise, in a highly desirable and accessible setting.

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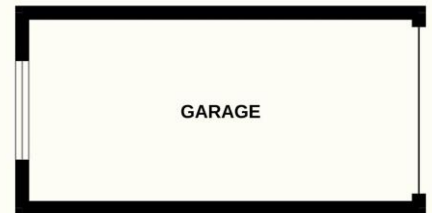
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**GARAGE**  
12.9 sq.m. (139 sq.ft.) approx.



**TOTAL FLOOR AREA : 101.7 sq.m. (1095 sq.ft.) approx.**

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: D**

**MAINTENANCE/SERVICE CHARGE: N/A**

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