

RUSH  
WITT &  
WILSON



**Hazel oak Reedswood Road, Broad Oak, TN31 6DH**  
**£350,000**

A fully renovated and extended three bedroom attached 1930's family home located within the highly desirable Village of Broad Oak, set within walking distance to the well regarded Primary School, Nursery and Doctors surgery. The property enjoys a bright and well balanced living space throughout comprising a main entrance hall with WC, well-lit living room, stunning 19ft Kitchen / dining room / family room with French doors to the rear garden, three first floor bedrooms and well appointed main bathroom suite. Outside enjoys a private and well tended rear garden with shingled seating area with level area of lawn with specimen Plum tree to one end. To the front provides ample off road parking over shingled driveway. Broad Oak Village provides access to a local convenience store, excellent doctors surgery, popular bakery and well regarded gastro pub. Further High Street shopping and leisure facilities are available nearby in both Battle and Rye just a short drive away. CHAIN FREE



**Reception Hallway**

Entrance door to the front, stairs rising to the first floor, doors off to the following:

**Cloakroom**

4'10 x 2'5 (1.47m x 0.74m)

Window to side, wash hand basin, low level wc.

**Living rROom**

12'11 x 11'5 (3.94m x 3.48m)

Internal door, carpeted flooring bay window to front, radiator, power points, TV point.

**Kitchen/Dining/Family Room**

19' x 17'5 (5.79m x 5.31m)

Fitted with a range of traditional style base and eye level units, upright unit housing eye level oven and grill, space and plumbing for washing machine and dishwasher, space and point for American style fridge/freezer, worktop with inset sink, island unit with inset hob.

**First Floor****Landing**

Access to loft space, doors off to the following:

**Bedroom**

11'2 x 10'1 (3.40m x 3.07m)

Window to front.

**Bedroom**

11'1 x 9' (3.38m x 2.74m)

Window to rear.

**Bedroom**

7'3 x 6'7 (2.21m x 2.01m)

Window to front.

**Bathroom**

7'4 x 4'3 (2.24m x 1.30m)

Window to side, fitted with a modern white suite comprising panel enclosed bath, wash hand basin, low level wc, generous wall tiling, heated towel rail.

**Outside**

A gravelled hardstanding to the front provides off road parking for at least two cars. Mature hedgerow to the front.

The rear garden is accessed via double doors from the living/dining room and a pedestrian gate to side. Brick paved patio, gravelled terrace and an area of lawn, Securely enclosed by a combination of close boarded and palisade fencing.

**Services**

Mains gas & mains sewage.

**Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – D

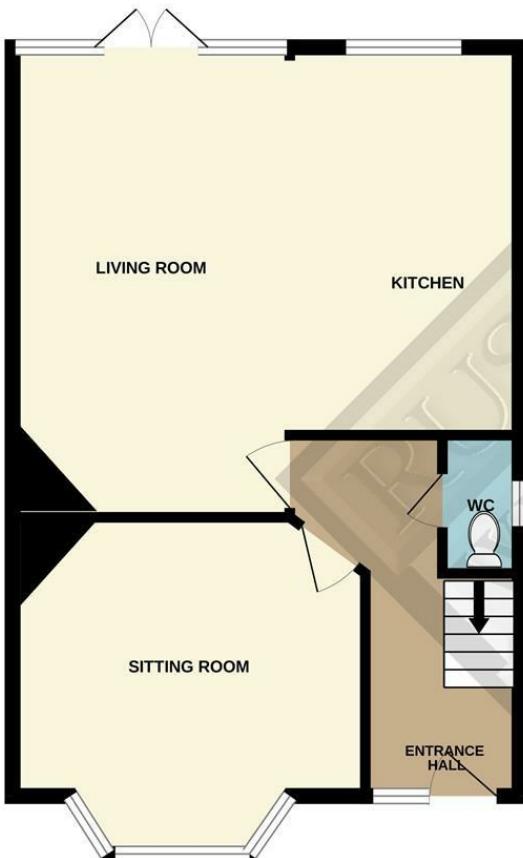
A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



GROUND FLOOR  
523 sq.ft. (48.6 sq.m.) approx.

1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA: 876 sq.ft. (81.4 sq.m.) approx.

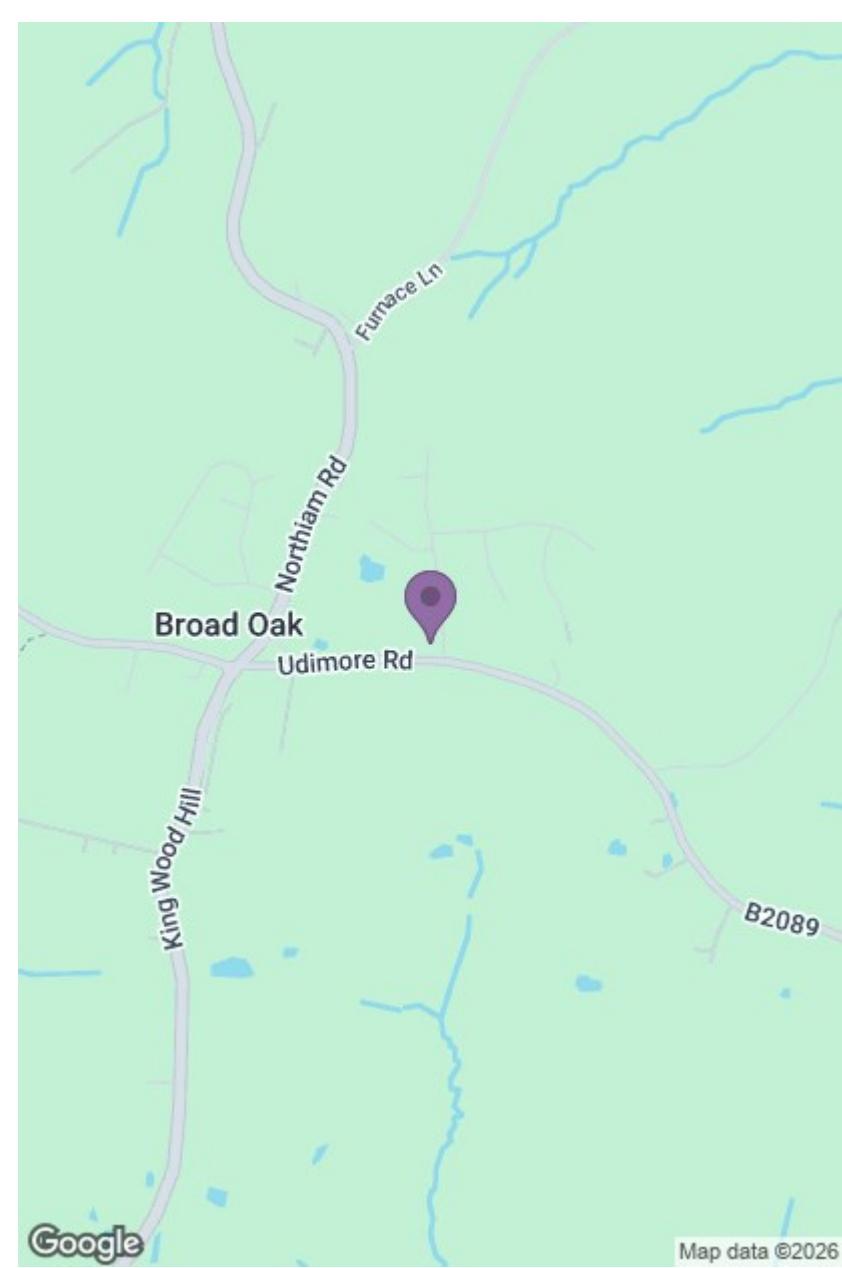
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	84
(81-91)	B	65
(70-80)	C	
(55-64)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(70-80)	C	
(55-64)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC





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