



GREENFIELD ROAD, BURWASH
ETCHINGHAM - £485,000



15 Greenfield Road, Burwash,
Etchingam TN19 7BX

**Entrance Hall - Sitting Room - Dining Room -
Kitchen/Breakfast Room - Inner Hallway - Downstairs
Bathroom - Rear Lobby - Conservatory - Three
Bedrooms - Large Garden - Off Street Parking - Solar
Panels With Storage Batteries - EV Charge Point**

An attractive character three bedroom semi-detached house situated just a short walk from Burwash village High Street offering potential to extend subject to the usual planning consents. The accommodation features two separate reception rooms, kitchen/breakfast room with underfloor heating, conservatory and large garden to the rear. The property has countryside views from the first floor and also benefits from solar panels (with storage batteries), off street parking and EV charge point. Etchingam mainline station is approx. 2.5 miles distant with routes to London. NO ONWARD CHAIN

ENTRANCE HALL:

Composite front door. Fuse board and controls for solar panels. Radiator.

SITTING ROOM:

Windows overlooking conservatory. Decorative fireplace. Radiator.

DINING ROOM:

Double glazed windows overlooking fields. Decorative brick fireplace with wood surround. Built-in storage cupboard. Radiator.

KITCHEN/BREAKFAST ROOM:

Double glazed windows. Marble-effect worktops and matching wall and base cupboards. Kitchen island with breakfast bar. Dual fuel range-style cooker with extractor fan over. Integral dishwasher and under counter fridge. Space for washing machine. Wooden floor with underfloor heating. Understairs cupboard/larder. Modern boiler. Radiator.

INNER HALLWAY:

Access to loft space. Radiator. uPVC part-glazed door to:



REAR LOBBY:

Brick-built with uPVC stable door to rear garden.

CONSERVATORY:

uPVC windows, roof and door to rear garden. Built-in cupboards. Large radiator.

DOWNSTAIRS BATHROOM:

Double glazed window. WC. Vanity unit with wash basin plus drawers below and mirrored cupboard over. Bath with overhead shower. Heated towel rail. Tiled flooring with underfloor heating.

FIRST FLOOR LANDING:

Double glazed window to side. Access to loft.

MASTER BEDROOM:

Double glazed window to the front with views across countryside. Decorative fireplace. Radiator.

BEDROOM 2:

Double glazed window to rear with a view of the garden and countryside beyond. Radiator.

BEDROOM 3:

Double glazed window to rear with a view of the garden and countryside beyond. Radiator.

OUTSIDE:

To the FRONT of the property is off road parking for two cars plus EV charge point. The REAR garden is mainly laid to lawn with established trees and shrubs plus patio area and countryside views. Three garden sheds, one with power, light, water and drainage. Solar panels.

SITUATION:

The property is situated in the historic village of Burwash with links to Rudyard Kipling at Batemans plus local shops, primary school and pub. The market town of Heathfield is approximately 6 miles distant offering a wide range of shops, supermarkets and secondary school. Tunbridge Wells is approx. 14 miles distant and offers shopping, leisure facilities plus grammar schools. Coastal towns of Hastings and Eastbourne can be reached within approximately 30 and 45 minutes' drive respectively. Etchingam mainline station is a 5 minute drive away with services to Charing Cross.



VIEWING:

By appointment with Wood & Pilcher 01435 862211

TENURE:

Freehold

COUNCIL TAX:

D

ADDITIONAL INFORMATION:

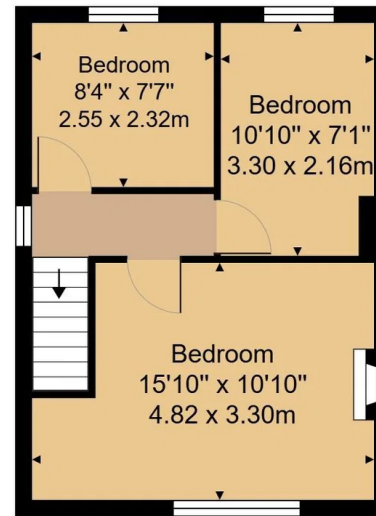
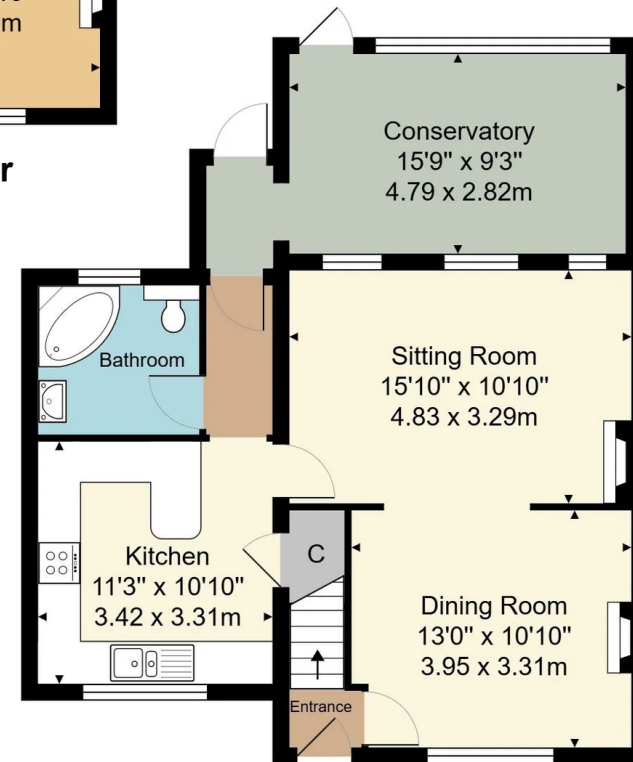
Broadband Coverage search Ofcom checker
 Mobile Phone Coverage search Ofcom checker
 Flood Risk - Check flooding history of a property England
 - www.gov.uk
 Services - Mains Water, Gas, Electricity & Drainage
 Heating - Gas-fired

AGENTS NOTE 1:

The sellers advise us that this is a private road and voluntary ad-hoc arrangements are made with neighbours regarding maintenance.

AGENTS NOTE 2:

The sellers advise us that the EPC rating was recorded prior to the installation of the energy saving solar panels and storage batteries.

**First Floor****Ground Floor**

Approx. Gross Internal Area
 1094 ft² ... 101.6 m²



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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