

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



## Geers Wood, Heathfield, TN21 0AR

- ▼ 3 Bedroom Semi-Detached
- ▼ 2 Reception Rooms
- ▼ Landscaped Gardens
- ▼ Direct Access To Garage
- ▼ Corner Plot
- ▼ Garden Home Office



### EPC RATING

Current:

72 | C

Potential:

84 | B

**Guide Price**  
**£400,000-£410,000**



## Geers Wood, Heathfield, TN21 0AR

Tucked away in a peaceful cul-de-sac, this beautifully presented semi-detached home offers a wonderful sense of privacy while remaining within easy walking distance of Heathfield town centre and Cross in Hand Primary School. The ground floor is bright and welcoming, featuring a spacious open-plan lounge/dining room with a charming log burner, creating a cosy yet airy living space ideal for both relaxing and entertaining. The kitchen is well-proportioned and conveniently positioned, while the dining area provides access through to a delightful conservatory overlooking the garden, perfect for enjoying natural light all year round. A handy downstairs WC, utility and entrance hall complete the ground floor accommodation. Upstairs, the property offers three well-proportioned bedrooms and a family bathroom, all presented to a high standard throughout. The principal bedroom is a generous double room with ample space for wardrobes and additional furnishings. Bedroom two is another comfortable double, ideal for guests or family members, while bedroom three provides a versatile single room, perfect as a child's bedroom, nursery, or home office. Occupying a generous corner plot, the home benefits from gardens to both the front and rear, offering excellent outdoor space with a high degree of privacy. The rear south facing garden also features a fully equipped outside office with power, lighting and CAT5 data cabling for internet connectivity, ideal for remote working, as well as access to a garage also with power and lighting, adding further practicality. This is a superb opportunity to acquire a bright, airy and stylish home in a sought-after location.

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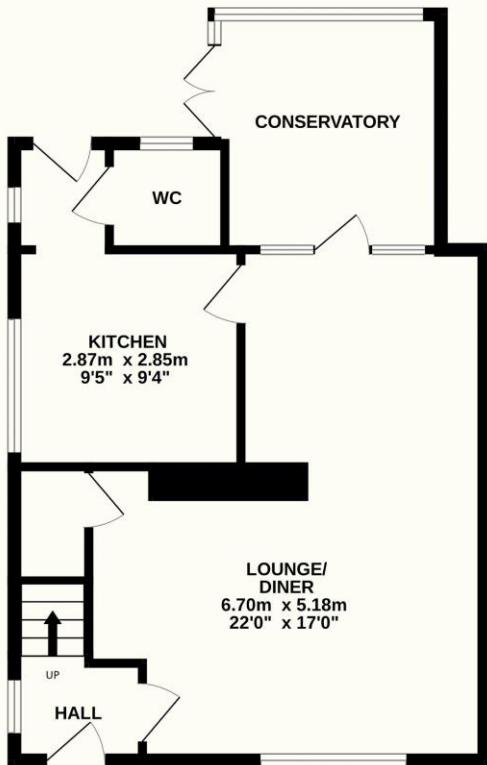
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The Property  
Ombudsman

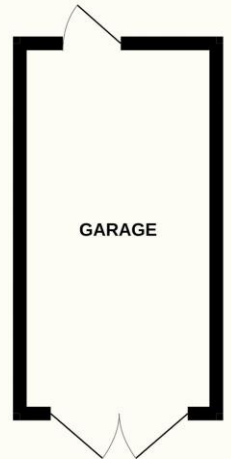
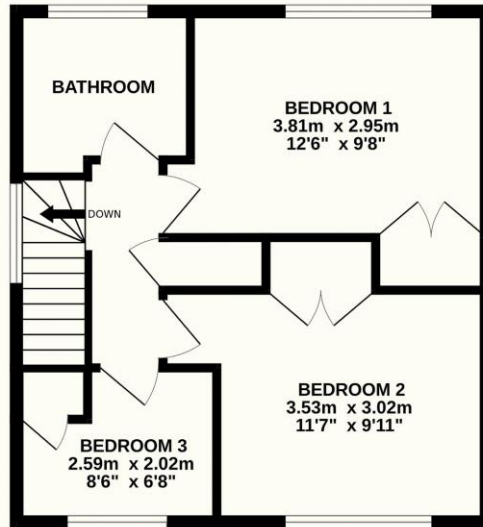
The Property  
Ombudsman  
LETTINGS



**GROUND FLOOR**  
54.2 sq.m. (583 sq.ft.) approx.



**1ST FLOOR**  
41.3 sq.m. (445 sq.ft.) approx.



**TOTAL FLOOR AREA : 108.0 sq.m. (1163 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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info@peteroliverhomes.co.uk

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