



WALDRON THORNS

HEATHFIELD – GUIDE PRICE £275,000 - £295,000



WOOD &  
PILCHER

Sales, Lettings, Land & New Homes



# 44 Waldron Thorns

Heathfield, TN21 0AD

**Entrance Hall - Sitting Room - Kitchen/Diner - Lobby - Utility Room With Brick Storage Room - First Floor Landing - Two Double Bedrooms - Remodelled Bathroom - Large Rear Garden**

A well presented two double bedroom end-of-terrace house conveniently situated just a short walk from Heathfield town centre. The accommodation features a kitchen/breakfast room, sitting room, utility room, remodelled bathroom, brick-built storage room and a large well maintained garden.

## **ENTRANCE HALL:**

uPVC double glazed front door. Wood-effect flooring,

## **SITTING ROOM:**

Double glazed windows in bay. Engineered oak flooring. Modern upright radiator.

## **KITCHEN/DINER:**

A range of matching wall and base cupboards. Worktop with inset one and a half bowl sink. Space for cooker. Walk-in pantry with space for upright fridge/freezer. Tiled floor. Coved ceiling. Dining area with double glazed French doors leading to the garden. Radiator.

## **LOBBY:**

Storage cupboard and door to:

## **UTILITY ROOM:**

Window and door to the garden. Space for washing machine. Tiled floor. Brick storage room. Doorway to the front garden.





Stairs leading to: **FIRST FLOOR LANDING:**

Double glazed window. Access to the loft with pull-down ladder. Built-in airing cupboard housing the hot water cylinder with slatted shelves above. Radiator.

**BEDROOM ONE:**

Double glazed windows with views across the townscape. Walk-in wardrobe. Coved ceiling. Radiator.

**BEDROOM TWO:**

Double glazed window overlooking the rear garden. Built-in wardrobe. Coved ceiling. Radiator.

**REMODELLED BATHROOM:**

Double glazed window. White suite comprising panel enclosed bath with chrome mixer taps with drencher head and hand-held shower attachment. WC. Wash basin with cupboard under. part-tiled walls. Chrome heated towel rail.

**OUTSIDE:**

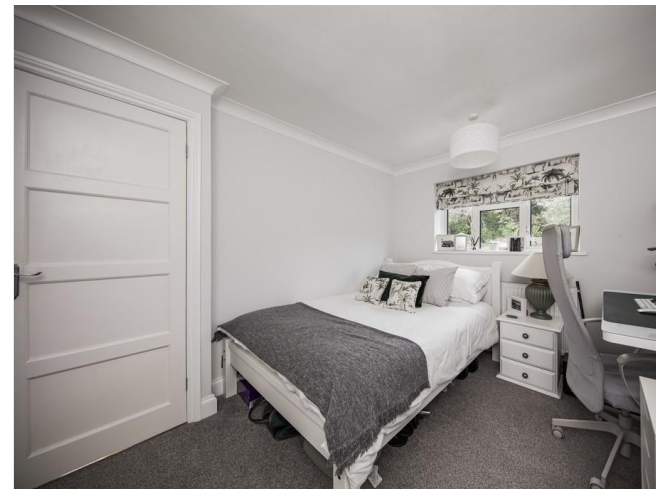
There is a lawned garden to the front. The REAR GARDEN features a large paved patio, lawn with mature shrub borders and timber storage shed.

**SITUATION:**

The property is conveniently located for access to Heathfield with its wide range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The area is well served with schooling for all age groups. Train stations at both Buxted and Stonegate are approximately 6 miles distant, both providing a service of trains to London. The Spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approx 16 miles distant with the larger coastal towns of both Brighton and Eastbourne being reached within approximately 45 and 35 minutes drive respectively.

**VIEWING:**

By appointment with Wood & Pilcher 01435 862211



**TENURE:**

Freehold

**COUNCIL TAX BAND:**

C

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

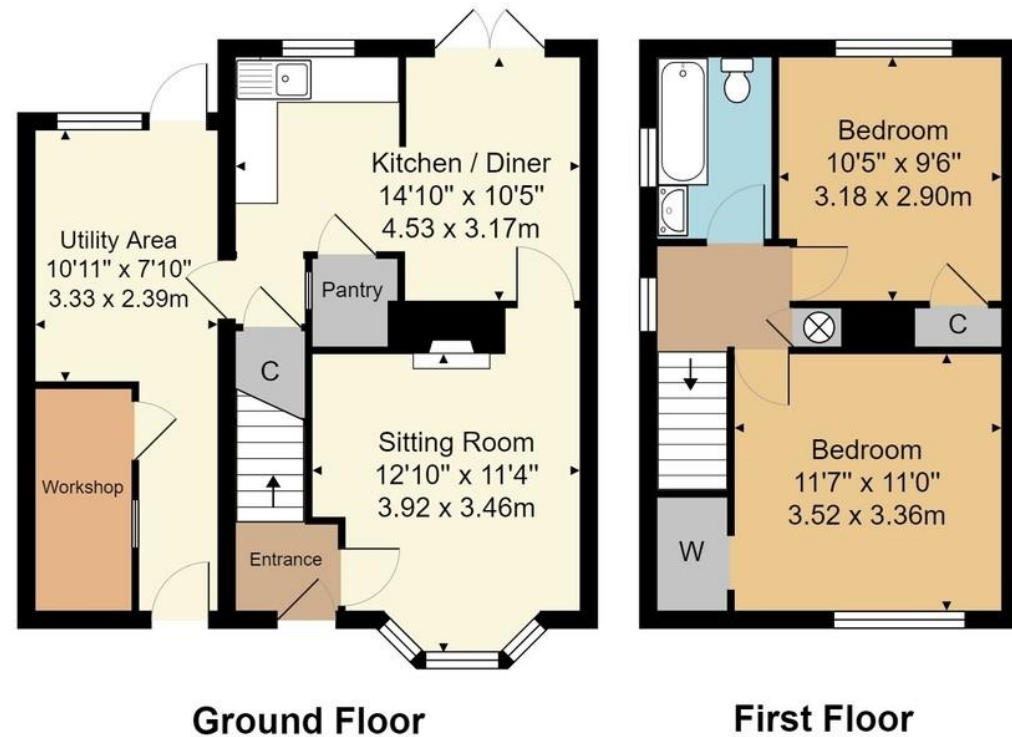
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity &amp; Drainage

Heating - Gas-fired

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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



27 High Street, Heathfield,  
East Sussex, TN21 8JR  
**Tel: 01435 862211**

Email: [heathfield@woodandpilcher.co.uk](mailto:heathfield@woodandpilcher.co.uk)  
BRANCHES AT CROWBOROUGH, HEATHFIELD,  
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE  
[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)

Approx. Gross Internal Area 895 ft<sup>2</sup> ... 83.1 m<sup>2</sup>

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.

