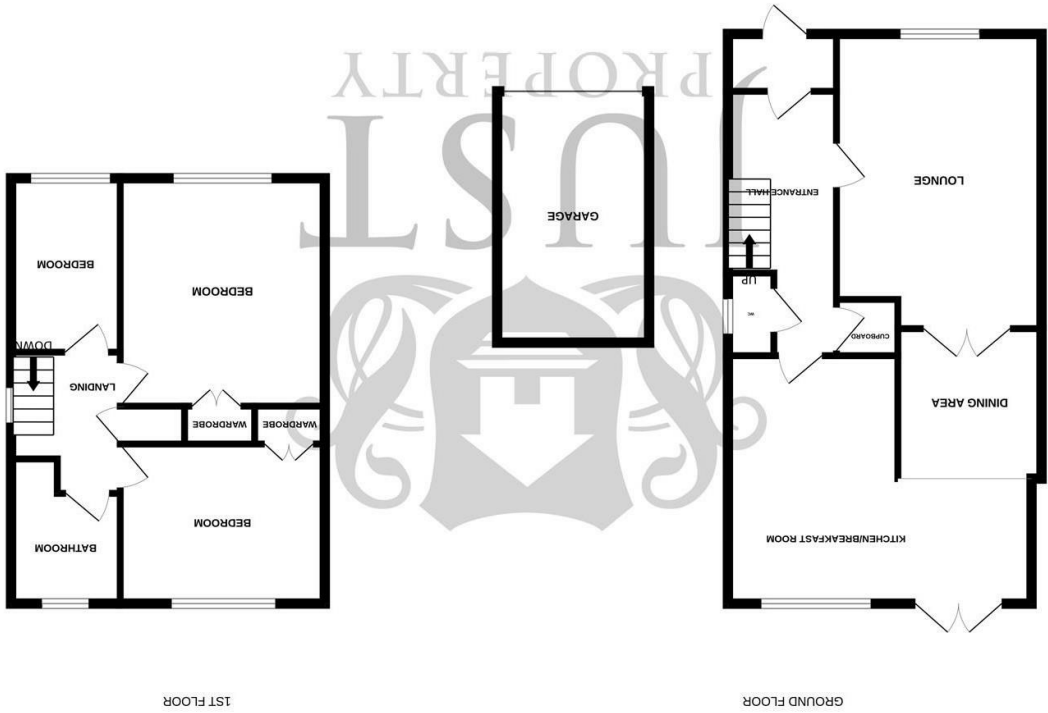




While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropac 2020.

England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	73	86
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



FLOORPLANS

27 Heathlands, Westfield, TN35 4QZ



www.justproperty.net



3 Bedrooms 2 Receptions 1 Bathrooms 1065.63 sq ft

27 Heathlands, Westfield, TN35 4QZ

Freehold
£315,000





ROOM DIMENSIONS

Front Door

Porch
6'3" x 2'0" (1.91 x 0.61)

Hallway

W.C

Living Room
16'11" x 11'10" (5.18 x 3.63)

Dining Area
8'2" x 8'0" (2.51 x 2.46)

Kitchen Breakfast Room
17'7" x 15'3" (5.38 x 4.65)

Stairs to Landing

Bedroom
12'11" x 11'10" (3.94 x 3.63)

Bedroom
11'10" x 9'3" (3.61 x 2.82)

Bedroom
9'8" x 6'5" (2.95 x 1.96)

Bathroom
7'10" x 6'5" (2.39 x 1.98)

Garage & Off Road Parking

Front and Rear Garden

PROPERTY DETAILS

Situated within a highly sought-after residential cul-de-sac in the popular village of Westfield, this well-presented and extended three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for families and those seeking village life with excellent amenities close by.

The ground floor is arranged around a welcoming entrance hall and features a generous dual aspect sitting room, providing an excellent space for relaxing and entertaining. Double doors lead through to a separate dining area, which in turn opens into the spacious kitchen/breakfast room overlooking and providing access to the rear garden. A useful cloakroom/WC and understairs cupboard complete the ground floor accommodation.

To the first floor, a bright central landing gives access to three well-proportioned bedrooms, all benefitting from built-in wardrobes, together with a well-appointed family bathroom.

Outside, the property enjoys a private and low-maintenance rear garden, perfect for outdoor dining and entertaining. To the front, there is off-road parking and an attached single garage providing further storage or potential workshop space.

Westfield is a highly regarded village offering a range of everyday amenities including a convenience store, traditional butcher, doctors' surgery, popular public house and a well-regarded primary school. The A21 provides convenient road links, while Battle mainline station, approximately five miles away, offers services to London Charing Cross and Cannon Street.

An excellent opportunity to acquire a spacious three-bedroom family home in one of the area's most desirable village locations.

FEATURES

- Popular Village Location
- Extended Family Home
- Three Bedrooms
- Lounge with Dining Area
- Kitchen Breakfast Room
- Front and Rear Gardens
- Off Road Parking & Garage
- Council Tax Band - D

