



WALDRON THORNS
HEATHFIELD - £297,500



12 Waldron Thorns

Heathfield, TN21 0AB

**Entrance Hall - Downstairs Cloakroom - Sitting Room -
Kitchen/Diner - Landing - Three Bedrooms - Bathroom -
Good Size Garden**

A recently redecorated well proportioned three bedroom semi-detached house conveniently situated just a short walk from Heathfield town centre. The accommodation features a spacious sitting room, kitchen/diner and a good size garden. NO ONWARD CHAIN.

ENTRANCE HALL:

Wood effect flooring. Coved ceiling.

CLOAKROOM:

Window. WC. Wash basin with tiled splashback. Coved ceiling.

SITTING ROOM:

Dual aspect with double glazed windows to the rear and double glazed French door to the front. Feature fire surround. Coved ceiling. Radiator.

KITCHEN/DINER:

Double glazed windows overlooking the rear garden. Range of wood effect matching wall and base cupboards. Laminate worktop with inset stainless steel sink. Inset gas hob with oven under and filter hood above. Space for washing machine. Built-in storage cupboard. Coved ceiling. Radiator.



Stairs leading to:

FIRST FLOOR LANDING:

Double glazed window. Built-in airing cupboard with radiator and slatted shelves above. Further built-in linen cupboard. Access to the loft. Radiator.

BEDROOM ONE:

Dual aspect with double glazed windows. Radiator.

BEDROOM TWO:

Double glazed window overlooking the rear garden. Storage recess. Radiator.

BEDROOM THREE:

Double glazed window. Cupboard recess. Radiator.

BATHROOM:

Double glazed window. White suite comprising panel enclosed bath with mixer tap and hand-held shower attachment. WC. Wash basin with tiled splashback. Shower cubicle with electric shower. Tiled floor.

OUTSIDE:

There is a small lawned garden to the front. The rear GARDEN is mainly laid to lawn with a paved patio area. Covered side area with brick storage shed with power and light.

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:

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ADDITIONAL INFORMATION:

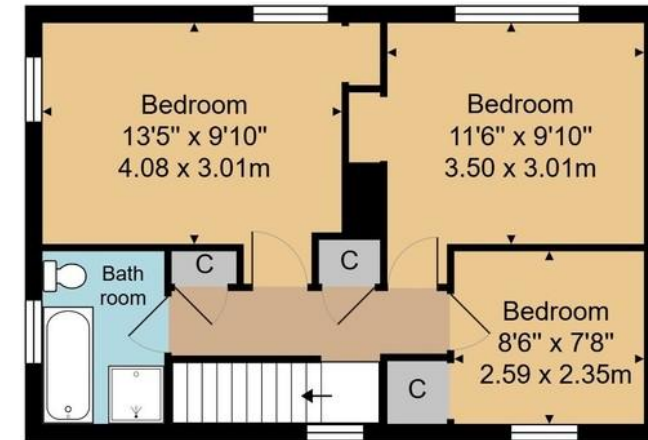
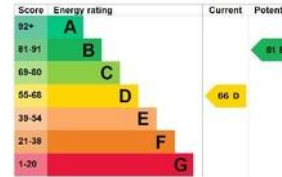
Broadband Coverage search Ofcom checker

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



First Floor



Ground Floor

House Approx. Gross Internal Area 963 sq. ft / 89.5 sq. m

Approx. Gross Internal Area (Incl. Outhouse) 1130 sq. ft / 105.0 sq. m

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 obtained. 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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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.