

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



## Mutton Hall Hill, Heathfield, TN21 8NB

- ▼ 4 Bedroom End of Terrace
- ▼ Arrange Over 3 Floors
- ▼ Large Rear Garden
- ▼ Allocated Parking
- ▼ Gorgeous kitchen/Diner
- ▼ No Onward Chain



### EPC RATING

Current:

85 | B

Potential:

93 | A

**£450k - £475k**



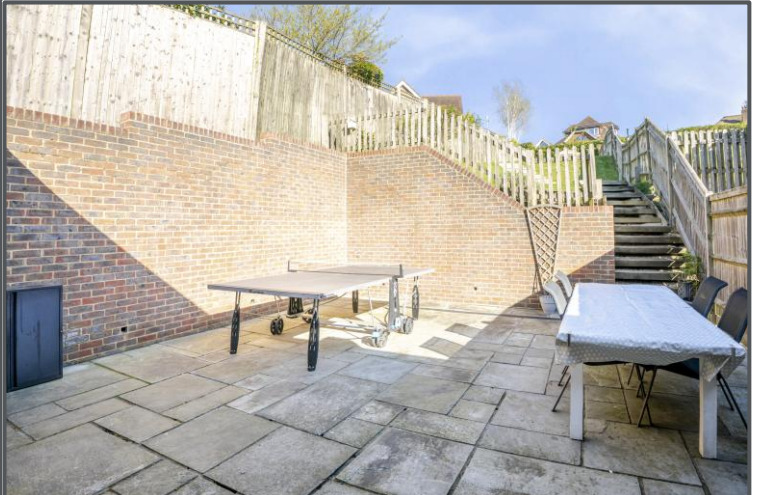
## Mutton Hall Hill, Heathfield, TN21 8NB

A beautifully presented and modern four bedroom end of terrace home, ideally located within easy walking distance of the high street and excellent bus links. This spacious property offers two dedicated parking spaces to the front, along with convenient visitor parking. Upon entering, you are welcomed into a bright entrance hall leading to a generous living room, a downstairs WC, and a useful under-stairs storage cupboard. To the rear, the home opens up into a stunning kitchen, diner and entertaining space, boasting ample worktop areas, plentiful cabinetry, and integrated appliances. Bifold doors span the back wall, creating a seamless flow onto the garden and filling the room with natural light. The first floor features three well proportioned double bedrooms and a stylish family bathroom. The top floor is dedicated to the impressive principal bedroom, complete with its own en suite shower room, offering a private and peaceful retreat. Outside, the property enjoys a generously sized rear garden, complete with a sociable sunny patio area perfect for relaxing or entertaining, followed by a long lawned garden ideal for families. This is a superb modern home offering space, style and convenience, and early viewing is highly recommended.

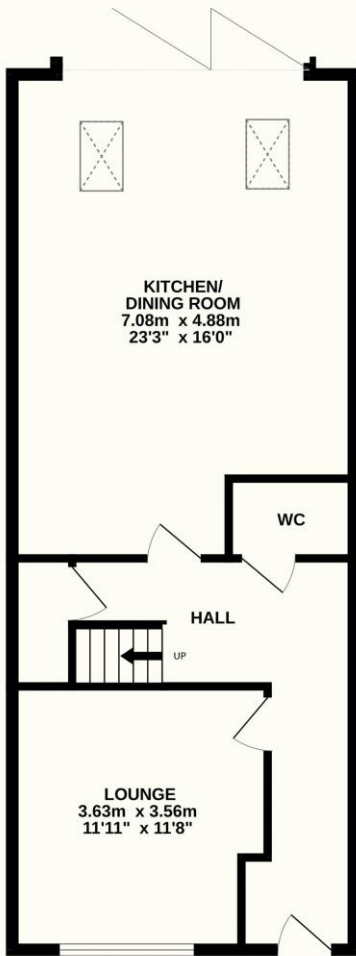
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GROUND FLOOR  
61.6 sq.m. (663 sq.ft.) approx.



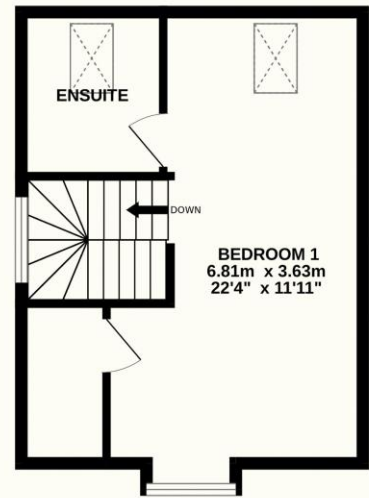
TOTAL FLOOR AREA : 138.9 sq.m. (1495 sq.ft.) approx.

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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1ST FLOOR  
45.4 sq.m. (489 sq.ft.) approx.



2ND FLOOR  
31.9 sq.m. (344 sq.ft.) approx.



TENURE: FREEHOLD

COUNCIL TAX BAND: E

MAINTENANCE/SERVICE CHARGE: N/A

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