

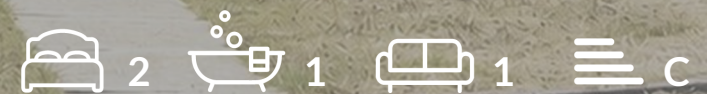


OAKFIELD



Geers Wood, Heathfield, TN21 0AR

Offers In The Region Of £340,000



Geers Wood, Heathfield, TN21 0AR

A beautifully presented two/three-bedroom semi-detached house in a very quiet and desirable residential location, within easy walking distance of Heathfield High Street and local schools. The property offers well-proportioned accommodation including a modern kitchen, L-shaped lounge/dining room with log burner, modern family bathroom, south-facing rear garden, private residents-only woodland and a powered garden room.

Currently arranged as a two-bedroom home, the property was originally designed as three bedrooms, with the third bedroom now used as a generous walk-in wardrobe/dressing room adjoining the principal bedroom. This could easily be reinstated to provide a third bedroom, offering excellent flexibility.

The L-shaped lounge/dining room features engineered oak flooring, plenty of natural light and an attractive brick fireplace with log-burning stove. An understairs cupboard provides useful storage.

The modern kitchen offers a good range of fitted units, work surfaces and appliances, including an AEG four-ring gas hob, electric oven and grill. A practical boot room leads to the garden and downstairs WC.

Upstairs, the spacious principal bedroom has a built-in wardrobe and access to the large dressing room/walk-in wardrobe. The second bedroom is a well-proportioned double overlooking the rear garden, with built-in wardrobe and linen cupboard. The modern family bathroom includes a bath with overhead and handheld shower, WC, vanity unit and heated towel rail.

The south-facing rear garden is mainly laid to lawn with planted borders and two patio areas. The garden shed has power, while a powered garden room provides an ideal space for a home office, studio or hobby room. A side return gives access to the front garden. The property also benefits from a single en bloc garage.





Lounge/Diner

22'0" x 17'0" (6.71m x 5.18m)

Kitchen

9'6" x 9'2" (2.90m x 2.79m)

Bedroom One

11'8" x 9'5" (3.56m x 2.88m)

Bedroom Two

10'0" x 8'11" (3.05m x 2.72m)



WC

Bathroom

Garage

16'11" x 8'2" (5.16m x 2.49m)

Council Tax Band D - £2681.59 Per Annum



Floor Plan

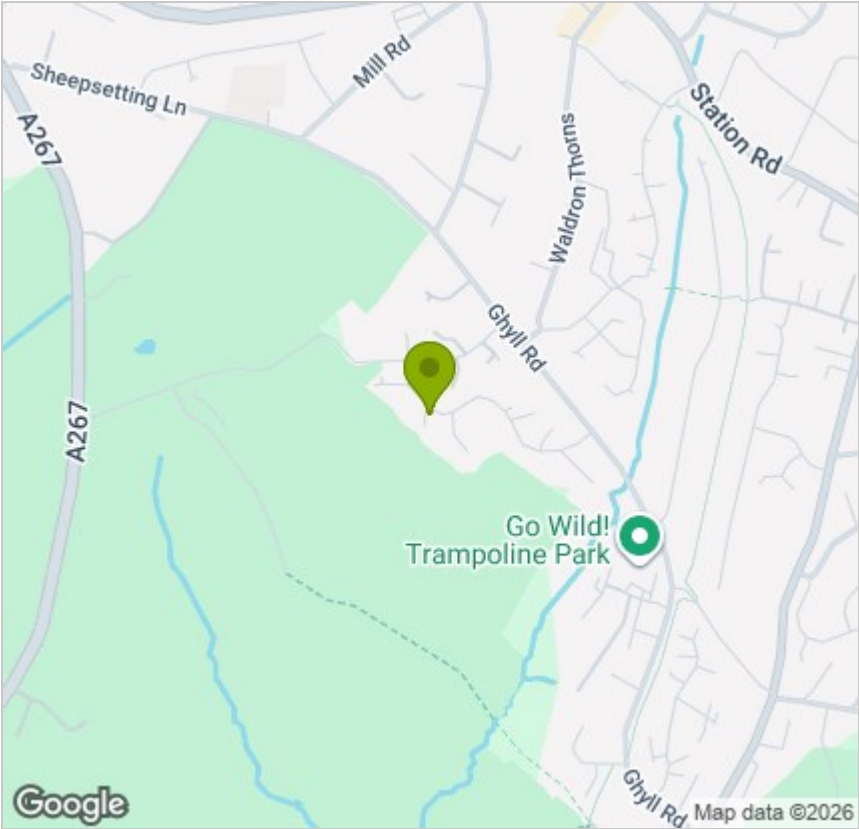


Viewing

Please contact us on 01435 864233 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

