

OAKFIELD

Goldring Avenue, Hellingly, BN27 4BX

Price Guide - £400,000

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## Goldring Avenue, Hellingly, BN27 4BX

Guide Price: £385,000 - £425,000

CHAIN FREE !!!!!

This beautifully presented chain free four-bedroom townhouse offers spacious and contemporary accommodation arranged over three floors, making it an ideal home for modern family living. Positioned in a highly sought-after location overlooking Roebuck Park, the property combines generous living space with stylish interiors and a practical layout throughout.

The ground floor features a welcoming entrance hall with cloakroom, leading into a superb open-plan kitchen, breakfast and family room complete with a feature bay window, creating the perfect space for both everyday living and entertaining. To the rear, a separate snug/ lounge space which enjoys patio doors opening directly onto the private rear garden, allowing plenty of natural light to flow through the space.

The first floor offers a bright and spacious lounge with a picturesque bay window enjoying attractive park views, alongside a large double bedroom with en-suite shower room and an additional cloakroom for added convenience. The second floor comprises two further generous double bedrooms, one benefiting from its own en-suite shower room, a well-proportioned single bedroom, and a modern family bathroom.

Externally, the property enjoys a private rear garden with patio area, ideal for outdoor dining and relaxing, while an integral garage and driveway provide ample off-road parking. Conveniently located close to excellent transport links, well-regarded schools and a range of local amenities, this impressive home offers versatile accommodation perfectly suited to growing families.

























**Living Room**
24'6" x 12'4" (7.47m x 3.77m )

**Kitchen/Family Room**
24'5" x 15'7" (7.45m x 4.76m)

**Gardening/Snug Room**
11'11" x 11'10" (3.63m x 3.61m)

**WC**

**Bedroom One**
17'9" x 17'1" (5.42m x 5.21m)

**Ensuite**

**WC**

**Bedroom Two**
14'9" x 12'4" (4.50m x 3.76m)

**Ensuite**

**Bedroom Three**
11'4" x 6'8" (3.45m x 2.03m)

**Bedroom Four**
13'11" x 10'0" (4.24m x 3.05m)

**Bathroom**

**Council Tax Band E - £3,334.75 Per Annum**

## Floor Plan

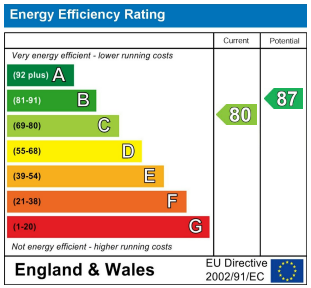



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## Area Map




## Energy Efficiency Graph




## 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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