



OAKFIELD



Beauford Road, Horam, Heathfield, TN21 0EB

Offers In Excess Of £300,000





## Beauford Road, Horam, Heathfield, TN21 0EB

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Set at the end of a quiet cul-de-sac near the pretty village of Horam, this lovely family home offers three generously sized bedrooms, a private garden, and the benefit of off-road parking for 2 cars.

Upon entering the property, there is an immediate sense of warmth and homeliness, enhanced by the inviting lounge which features a log burner. This cosy living space comfortably accommodates a large sofa and additional seating, making it an ideal room for relaxing as a family.

To the rear of the home is the kitchen/dining area, a bright and practical space with ample room for a breakfast table and chairs. Overlooking the garden, making it well suited to modern family life.

The rear garden is mainly laid to lawn with a patio seating area perfect for entertaining, summer barbecues, or children to play. There is a large shed with electrics also in the garden ideal for additional storage. A useful store room at the back of the property provides a laundry/utility space.

Upstairs, the property boasts three well-proportioned bedrooms, offering excellent flexibility for families. A family bathroom completes the first-floor accommodation.

Directly opposite the property is a large open green space, ideal for children to kick a ball around or enjoy outdoor activities, further enhancing the appeal of this family-friendly location.

In conclusion, this is a fantastic family home in a desirable and peaceful setting. It will appeal to a wide range of buyers, including investors, as it would also perform well on the rental market.







### Living Room

12'11" x 12'0" (3.94m x 3.66m )

### Kitchen/Diner

19'1" x 9'0" (5.82m x 2.74m)

### Storage

6'1" x 5'5" (1.85m x 1.65m)

### Bedroom One

14'1" x 9'2" (4.29m x 2.79m)

### Bedroom Two

14'7" x 8'11" (4.45m x 2.72m)

### Bedroom Three

10'11" x 7'4" (3.33m x 2.24m)

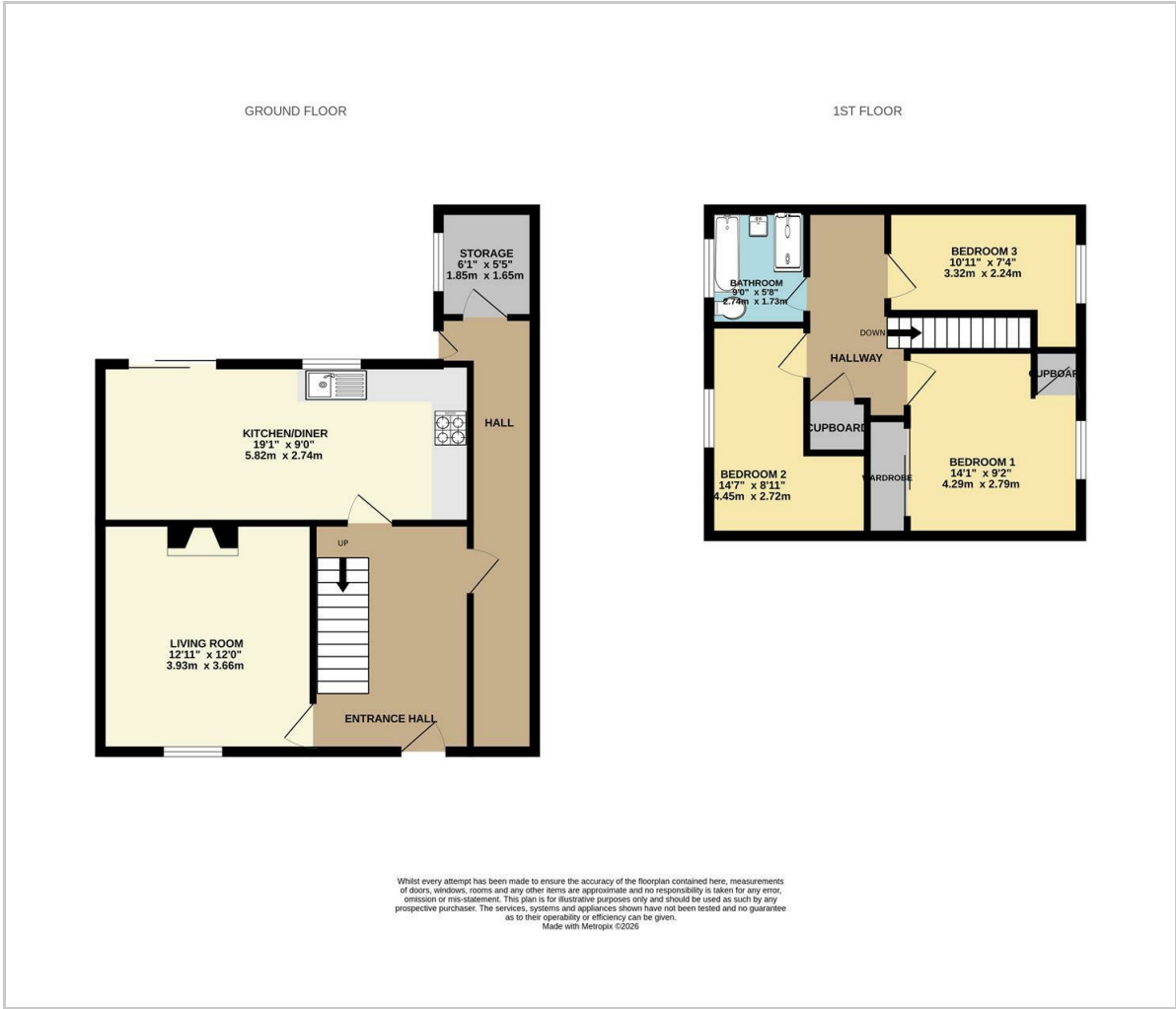
### Bathroom

9'0" x 5'8" (2.74m x 1.73m)

**Council Tax Band C - £2319 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.

## Area Map



## Energy Efficiency Graph

