

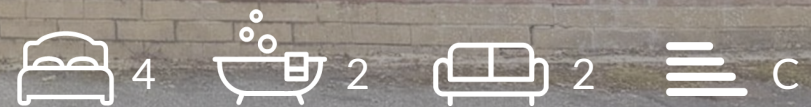


OAKFIELD



Magnolia Close, Heathfield

Guide Price £400,000



# SUMMARY

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Tucked away in a peaceful and sought-after cul-de-sac in Heathfield, this attractive detached property offers generous and flexible living accommodation, ideal for families, professionals, or those seeking additional space to work from home.

Set in a tranquil location backing onto serene woodland, the home enjoys a wonderful sense of privacy while being just a short distance from local amenities, schools, and transport links.

The property was originally built as a three-bedroom home but has since been enhanced by a high-quality garage conversion, now providing a fourth bedroom or a spacious home office – perfect for remote working, guests, or additional family space.

The ground floor features a welcoming entrance hall leading to a generous open-plan kitchen and dining area. This sociable space is ideal for entertaining and family life, offering plenty of room for both cooking and dining.

The kitchen is well-equipped with ample storage and worktop space. Flowing from the dining area is a bright and versatile conservatory that overlooks the rear garden, bringing in an abundance of natural light and providing a relaxing spot to enjoy the peaceful surroundings all year round.

A separate cloakroom/WC on the ground floor adds to the practicality of the layout, while upstairs, the home offers three well-proportioned bedrooms.

The principal bedroom benefits from its own en-suite shower room, and the additional bedrooms are served by a modern family bathroom.

Outside, the rear garden is a particular highlight. Backing onto established woodland, it offers a secluded and peaceful space perfect for relaxing, entertaining, or children's play.

To the front, the property benefits from a private driveway with off-road parking for multiple vehicles.

Guide price £400,000- £425,000

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Lounge  
13'11 x 10'9

Diner  
11'9 x 11'3

Kitchen  
13'11 x 11'9

Bedroom 4/Office  
17'2 x 8'9

Conservatory  
11'2 x 9'1

Bedroom  
13'9 x 10'10

Bedroom  
11'10 x 9'3

Bedroom  
8'6 x 7'0

Council Tax Band - E £3,188 per annum













# INFORMATION

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## Tenure

Freehold

## Local Authority

Wealden District Council

## Council Tax Band

E

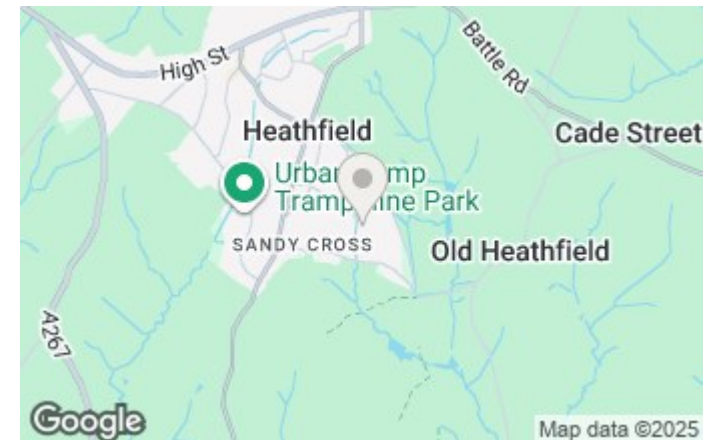
## Opening Hours

Monday to Friday	9.00am - 5.30pm
Saturday	9.00am - 4.00pm

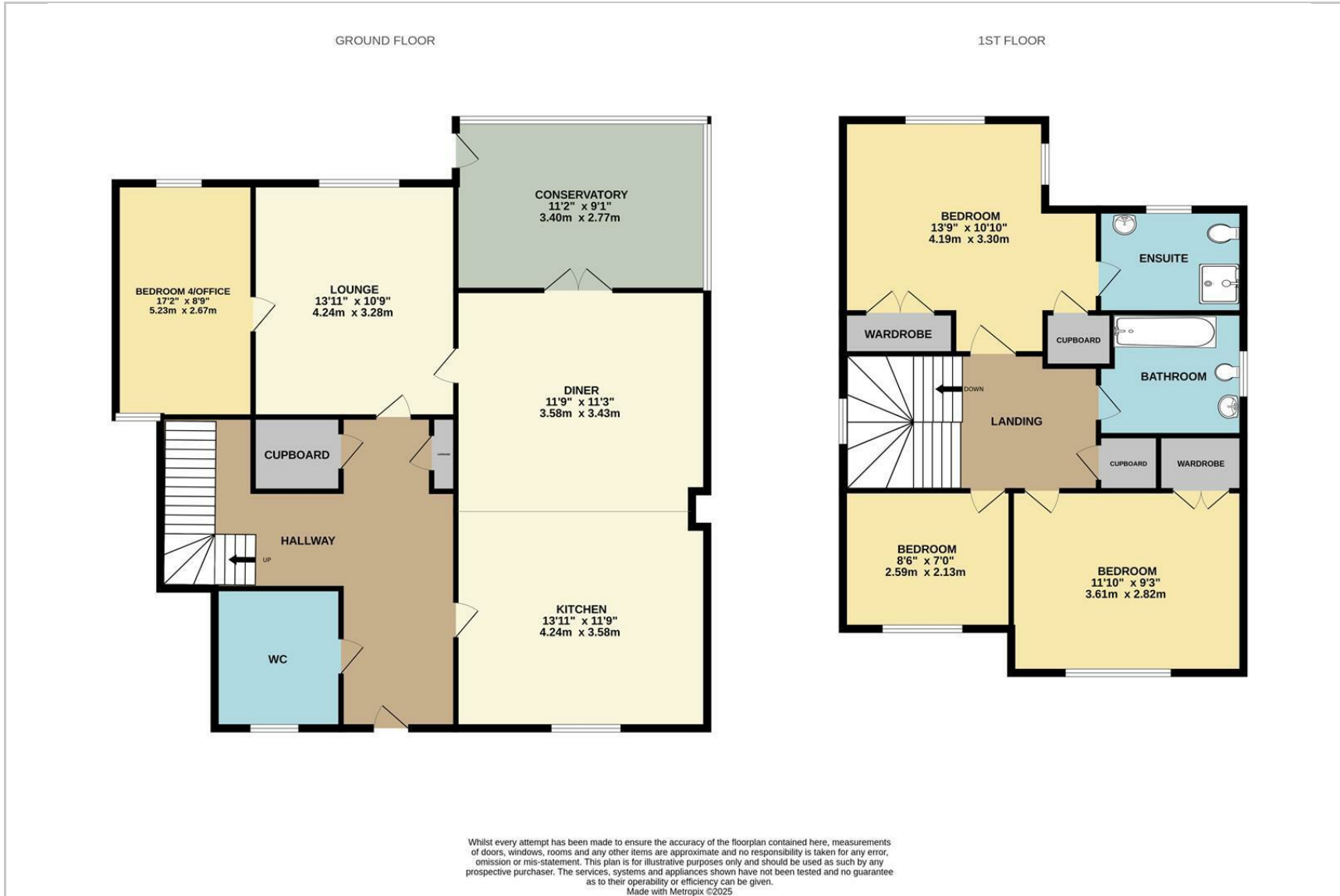
## Viewings

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

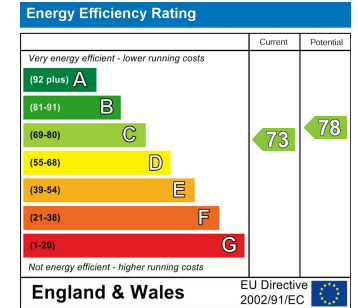
## Area Map



# Floorplan



# Energy Efficiency Graph



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