

OAKFIELD

Geers Wood, Heathfield, TN21 0AR

Price Guide £325,000

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GUIDE PRICE -£325,000-£350,000

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



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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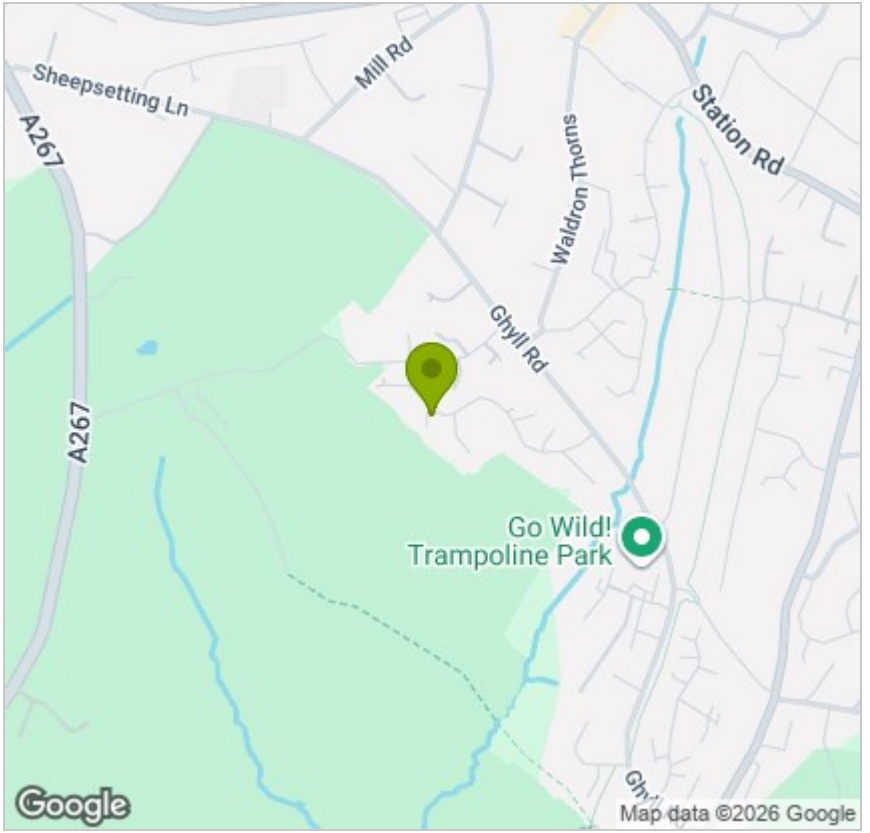
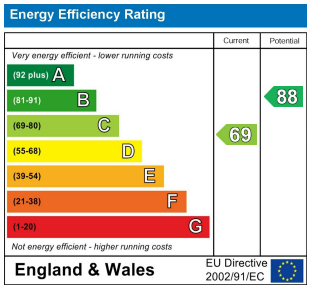
Area Map



Energy Efficiency Graph



Viewing

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if you wish to arrange a viewing appointment for this property or require further information.

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