

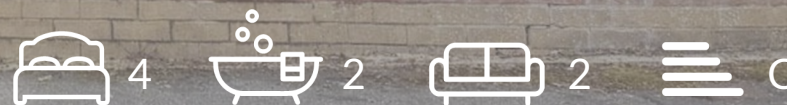


OAKFIELD



Magnolia Close, Heathfield TN21 8YF

Guide Price £400,000





# SUMMARY

---

Guide price £400,000- £425,000

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.



### 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

---

## Tenure

Freehold

## Local Authority

Wealden District Council

## Council Tax Band

E

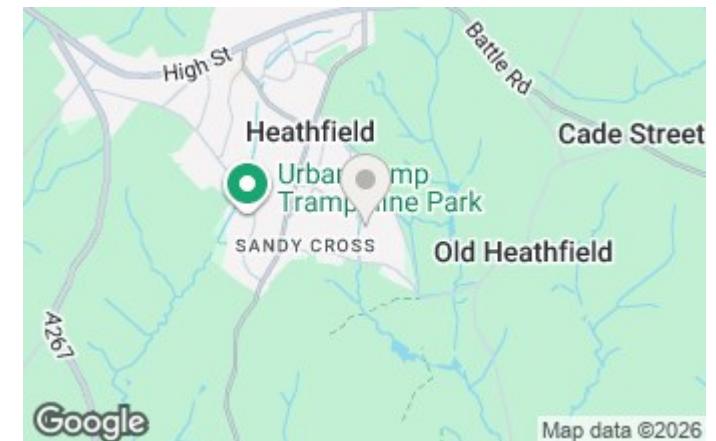
## Opening Hours

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

## Viewings

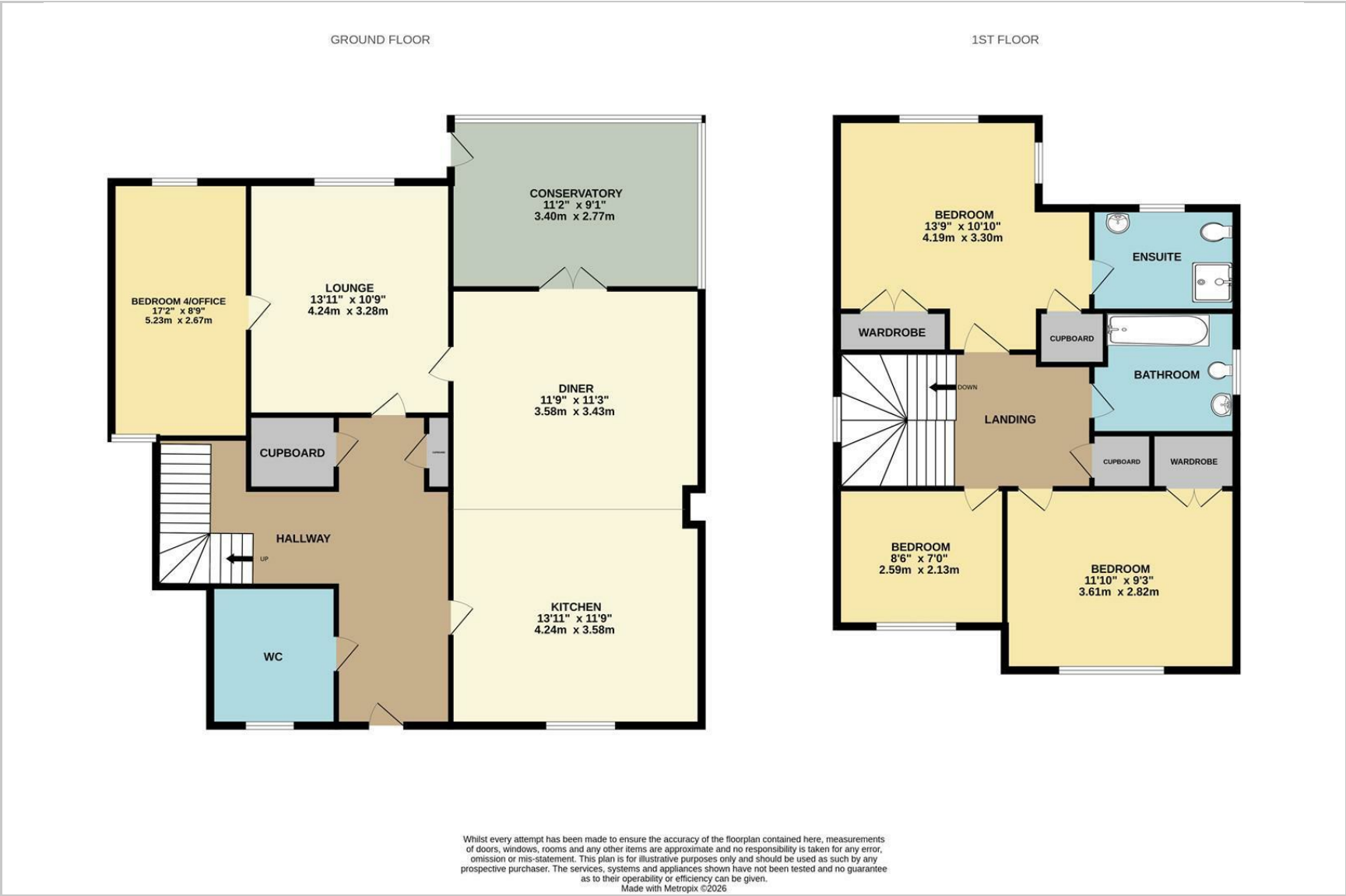
Please contact us on 01435 864233 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map

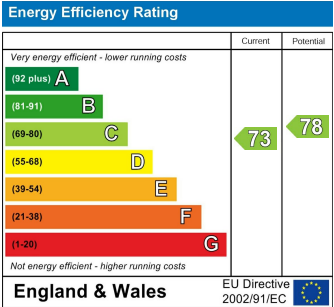




Floorplan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.