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Peter Oliver



Magnolia Close, Heathfield, TN21 8YF

- ▼ Cul-De-Sac Location
- ▼ Sunny Garden
- ▼ Large Kitchen/Diner/Sun Room
- ▼ Driveway & Garage
- ▼ En-Suite To Master Bedroom
- ▼ Overlooking Woodland



### EPC RATING

Current:  Potential:   
EPC Awaited

**£550,000 - £560,000**



## Magnolia Close, Heathfield, TN21 8YF

**\*\*GUIDE PRICE £550,000 - £560,000\*\*** This beautifully presented 3/4 bedroom detached home is located in a quiet cul-de-sac in the sought after Green Lane area of Heathfield. Through the front door you are greeted by a spacious hallway with downstairs WC and handy cupboard under the stairs. From the hallway there is a door leading into the large, double aspect living room with beautiful bay window and gas fire, and to the other side of the hallway is a wonderfully bright and sociable kitchen/dining area with open plan sun room leading in to the garden. There is also the added benefit of a study on the ground floor. The first floor has a spacious hallway, a master bedroom with en-suite shower room, a further generous double bedroom and another large double bedroom which could be turned back in to two separate bedrooms as it was originally. Outside is a sunny, private garden which is mostly laid to lawn with raised beds and a patio area, perfect for those summer evenings, and an outlook overlooking woodland. The property comes with an attached garage and driveway for two cars. Viewing is highly recommended!

Uckfield: 01825 703000  
Crowborough: 01892 489000  
Lettings: 01825 701030  
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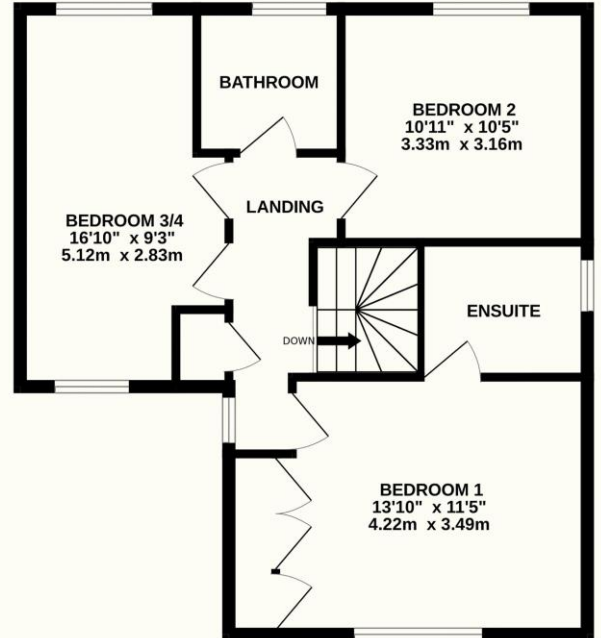
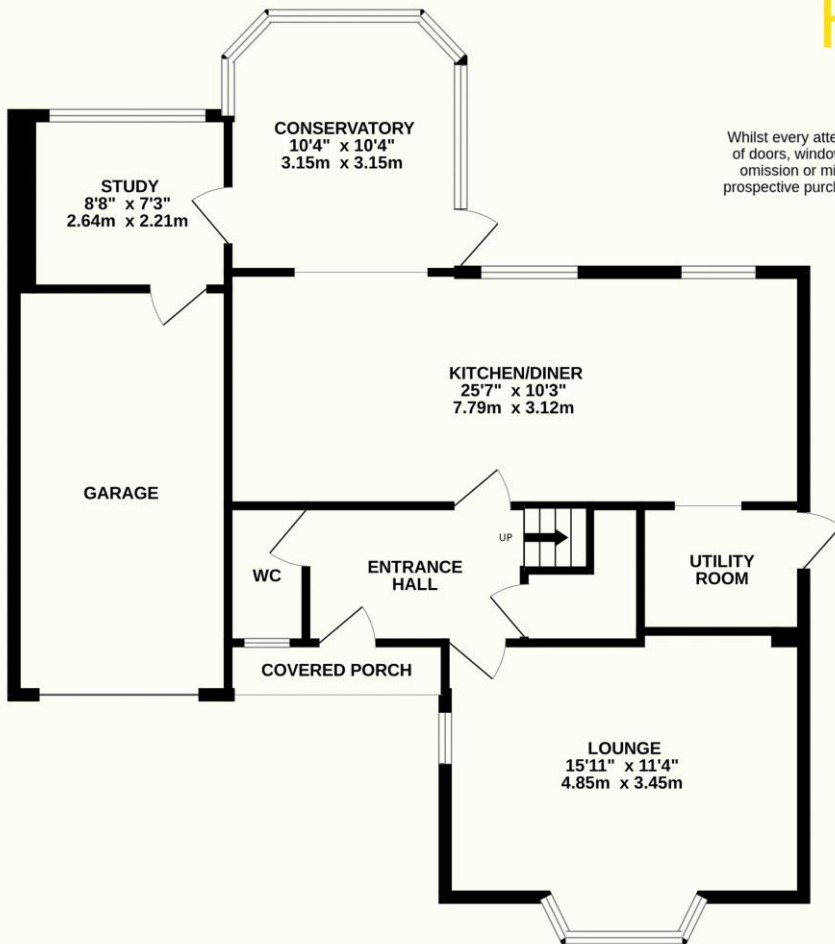
 The Property  
Ombudsman

 The Property  
Ombudsman  
LETTINGS



TOTAL FLOOR AREA : 1591 sq.ft. (147.9 sq.m.) approx.

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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TENURE: FREEHOLD

COUNCIL TAX BAND: F

MAINTENANCE/SERVICE CHARGE: N/A

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