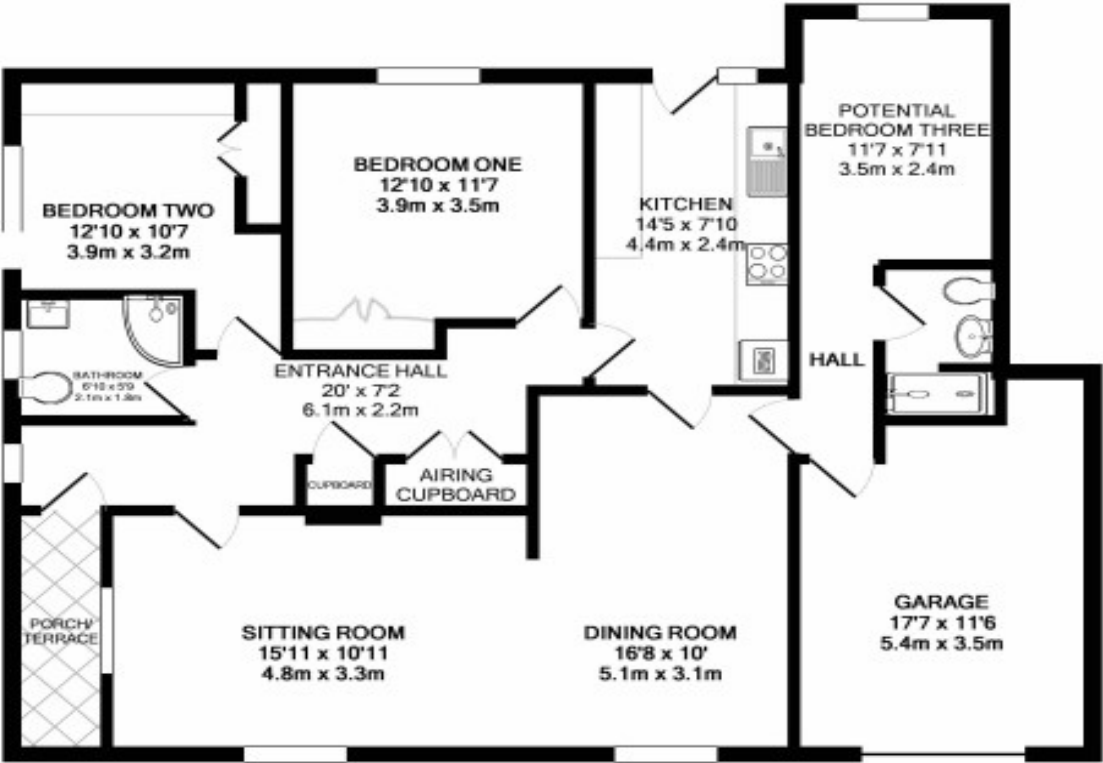
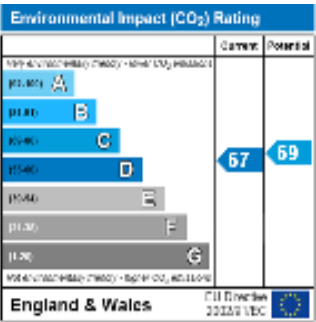
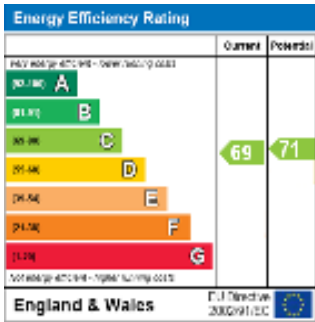




STREET END LANE, BROAD OAK, TN21 8TS £379,950



TOTAL APPROX. FLOOR AREA 1228 SQ.FT. (114.1 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**Detached Bungalow**  
**3 Bedrooms**  
**2 Shower Rooms**  
**Attractive Kitchen**  
**Large L-shaped Sitting Room/Dining Room**  
**Good-sized and Private Garden**  
**Driveway and Garage**  
**UPVC Double Glazing and Gas Central Heating**  
**Stunning views across the Weald**

Westwoods Estate Agents. 52 High Street, Heathfield, East Sussex, TN21 8JB.  
Tel: 01435 868020. Fax: 01435 864441. [www.westwoodsestateagents.co.uk](http://www.westwoodsestateagents.co.uk)

**MISREPRESENTATION ACT 1967** These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. An interested party should rely solely on their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the Agents then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures, fittings or services and so does not verify they are in working order, fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their solicitors. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.



A very attractive, light and well maintained detached bungalow in a sought-after location with accommodation comprising entrance hallway, kitchen, sitting room, dining room, 3 bedrooms, 2 shower rooms, large garden, driveway and garage. The property also benefits from UPVC double glazing and gas central heating.

Broad Oak is a predominantly rural village surrounded by countryside. The local parade of shops are within easy walking distance and include a small supermarket and post office. The well regarded primary school and Heathfield College for secondary education are close by. The nearest mainline railway stations are at Etchingham and Stonegate both of which are about a 10 minute drive away with main line services to London in just over an hour.

Council Tax Band D - 2017/2018 £1,812.11

**ENTRANCE HALL** 20'03" x 6'07" (max) From the driveway a paved path leads through a secure gate around the house to a part-covered walkway and to the UPVC front door, window to the side, large hallway with cloaks hanging cupboard, double airing cupboard with shelving and housing hot water tank, hatch to loft with pull down ladder access.

**KITCHEN** 13'11" x 7'10" Attractive wall and base units providing ample storage with complementary work surfaces over and under lighting, 1 1/2 bowl stainless steel sink and drainer unit with mixer tap, built-in eye-level electric oven, separate inset gas hob with extractor over, integrated Hotpoint dishwasher, space and plumbing for washing machine, ample power points and T.V. point, door to rear garden with window to the side.



**GARDEN** Very attractive and easily maintained gardens to three sides, fence enclosed and private, large lawns, spacious raised and paved patio seating area, long raised flower border which is well stocked with a wide variety of flowering shrubs, large garden shed, views across the Weald.





SHOWER ROOM 2 White suite comprising large shower cubicle with electric shower, low level W.C., vanity unit with basin and storage cupboard under, obscure window.



DRIVEWAY AND GARAGE Driveway providing off-road parking. Single garage with electric roller door, wall-mounted Glow-worm gas-fired boiler, pedestrian access to the inner hallway, light and power connected.



SITTING ROOM/DINING ROOM Very spacious L-shaped room.

SITTING ROOM 15'10" x 11' Double aspect with windows to the front and side, views over the Weald to Mayfield village, stone fireplace and hearth with feature fire.

DINING ROOM 16'10" x 9'11" Window to the front with views, door to inner hallway.





BEDROOM 1 11'07" x 10'10" Built-in triple wardrobe cupboard with shelving and hanging rail, large window overlooking rear garden.



BEDROOM 2 10'01" x 9'11" (plus door recess) Built-in storage cupboards, bedside tables, shelving, over-bed storage and triple wardrobe cupboard with part mirrored door, built-in dressing table with drawers to each side, window to the side garden.



SHOWER ROOM 1 White suite comprising large shower cubicle with plumbed-in power shower, low level W.C., modern vanity unit with large basin, mixer tap and storage cupboard under, heated ladder towel rail, obscure window to the side.



INNER HALLWAY Providing access to bedroom 3, shower room 2 and pedestrian access to the garage.

BEDROOM 3 11'04" x 7'08" Window to the rear garden.

