

**To Rent**

**Treetops Way, Silvas Grange, Heathfield, TN21 8FN**



**£1,450**

### **3 bedroom Semi-Detached**

- ✓ \*COMING SOON\*
- ✓ Modern Semi detached house
- ✓ 3 bedrooms. En suite to Master bedroom
- ✓ Kitchen with integral appliances
- ✓ 2 parking spaces
- ✓ Fence enclosed split level patio garden
- ✓ Pets by negotiation
- ✓ Very economical to run



## Description

Well presented modern house. Semi detached with three bedrooms inc en suite shower room to the main bedroom. Very easy and economical to run with high Energy rating. It is well appointed with a good sized living room. Kitchen with modern built in appliances. The rear garden is on two levels, immediately behind the house is a paved patio and steps leading up to a higher paved area, each independently accessible through gates from estate pathway. (No grass). Two allocated parking spaces

## Location

Treetops Way is a development of only 37 houses on the edge of the town of Heathfield with its range of shopping facilities. The area is well served with a range of well regarded primary schools with secondary education being available at the nearby Heathfield Community College. The are mainline railway stations at both Stonegate and Etchingham ( both of which are under a 15 minute drive away) giving services into Charing Cross in just over an hour. The coast at Eastbourne and the spa town of Tunbridge Wells are both about 15 miles away.

## Ground Floor

**Entrance** - A couple of steps from the pathway leads to the front door with a small cupboard suitable for housing a pushchair or small bike etc. Into the hallway with stairs rising to the first floor . Door to

**Cloakroom** - with white suite of low level WC and wash basin.

**Kitchen** - 10'11" x 7'6" A spacious kitchen with A Range of Paula Rosa base and eye level cabinets with complimentary worktops. Built in oven, hob and extractor. Integral fridge / freezer. Integral washing machine and dishwasher. Cupboard housing boiler

**Lounge** - 17'6" x 14'9" with double opening French doors to garden and patio at rear. Understairs storage cupboard.

## First Floor

**Landing** - Airing cupboard with water system

**Master bedroom** - 14'4" x 7'10" Built in wardrobe cupboards. Window to front. Door to

**En suite shower room** - Double sized shower cubicle. Low level WC. Wash basin. Part tiled walls. Heated towel rail

**Bedroom 2** - 10'1" x 7'10" Built in wardrobe cupboard. Window to rear.

**Bedroom 3** - 8'11" x 6'7" window to front

**Bathroom** - attractive white suite with panel enclosed bath with hand held shower attachment. Low level WC. Wall mounted wash basin. Window to rear. Heated towel rail.



## Exterior

**Gardens** - The front garden is planted with established shrubs. The rear garden is on two levels. immediately behind the house is a paved patio and steps to a further area of patio garden with gated access to both levels.

**Parking** - One parking space to the front of the house with the second space just around the corner

**Disclaimer:** We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information. Therefore, these particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, and the measurements given are approximate.

## Energy Efficiency and Environmental Impact

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		95   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		