

**For Sale**

**Geers Wood, Heathfield, TN21 0AR**



**£265,000**

## 2 bedroom Terraced

- ✓ Immaculate mid-terraced House
- ✓ Kitchen with walk-in pantry
- ✓ Large Sitting/Dining Room
- ✓ 2 Double Bedrooms
- ✓ Bathroom and Cloakroom
- ✓ Front and Rear Gardens
- ✓ Backing onto ancient woodland
- ✓ Single Garage en-bloc



## Description

The properties in Geers Wood are highly sought after, being built to an award winning cottage style design, which includes latch and brace doors throughout and an inglenook fireplace. The properties benefit from the exclusive use of 30 acres of Ancient Woodland. This is a very well maintained mid-terraced house with accommodation comprising entrance hall, kitchen, sitting/dining room, rear lobby/bootroom, cloakroom, 2 double bedrooms and family bathroom. The property benefits from UPVC double glazing and attractive latch and brace doors throughout.

### SERVICES

Mains water

Mains gas central heating

Council Tax Band D - 2019/2020 £1,986.87

## Location

The property is about half a mile from Heathfield town centre with its range of shopping and banking 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 Etchingam (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 Hallway** - UPVC front door with window to the side.

**Kitchen** - 11'08" x 9'07" Ample cottage style wall and base units with worksurfaces over, stainless steel sink and drainer with mixer tap, built-in Zanussi oven, electric hob and extractor over, integrated washing machine, built-in dishwasher, spaces for fridge/freezer and further appliances, part-tiled walls, WALK-IN PANTRY with shelves, window overlooking the rear garden.

**Sitting/Dining Room** - 15'07" x 12'03" Large L-shaped room with inglenook brick fireplace, wooden mantle beam, large window to the front overlooking the woods.

**Rear Lobby/Bootroom** - From the kitchen a good size room with space and hanging for cloaks, wall-mounted gas-fired boiler, door to the rear garden.

**Cloakroom** - White suite W.C., wall-mounted corner basin, obscure window to the rear.

## First Floor



**Landing** - Space for desk/study area, deep airing cupboard with shelving and housing hot water cylinder, window to the front.

**Bedroom 1** - 14'03" x 11'04" Built-in double wardrobe with shelving and hanging, space for further wardrobe, large window to the front overlooking the woods.

**Bedroom 2** - 14'01" x 9'08" Built-in double wardrobe cupboard with shelving and hanging, window to the rear over the garden.

**Bathroom** - White suite comprising low level W.C., pedestal wash handbasin, panelled bath with plumbed-in Aqualisa shower over and glass screen, heated ladder towel rail, tiled walls, obscure window to the rear.

## Exterior

**Garage and Gardens** - Single garage en-bloc with double opening doors. Beautifully maintained gardens front and rear. The front has lawn to either side of the pathway to the front door, mature shrubs and a flower border. The rear garden is laid to shingle and paving, fence enclosed and private with gated access to the road, patio seating area, flower borders, outside tap and space for garden/storage sheds.

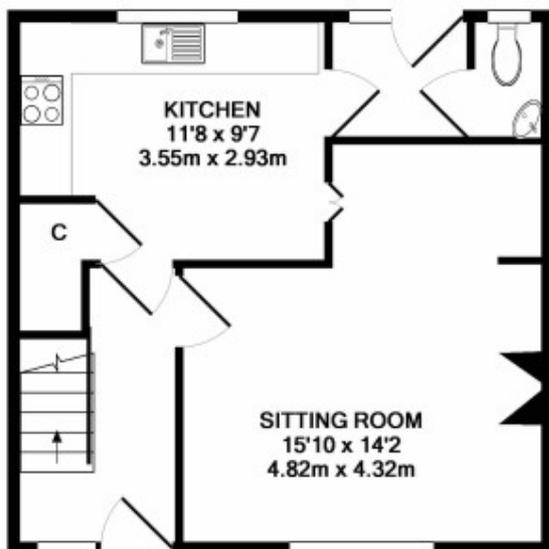
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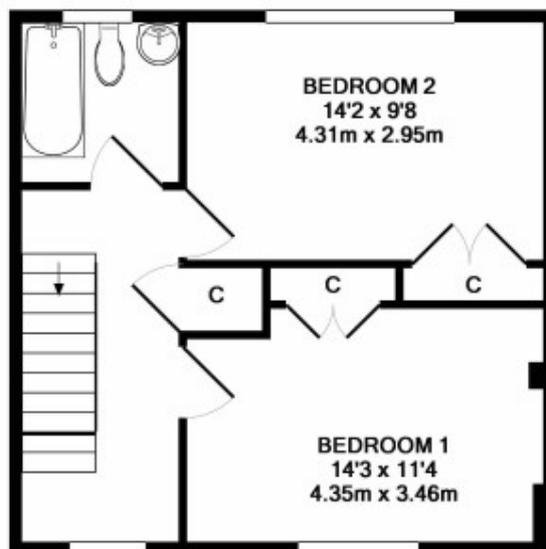




## Floorplans



GROUND FLOOR  
APPROX. FLOOR  
AREA 423 SQ.FT.  
(39.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 421 SQ.FT.  
(39.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 845 SQ.FT. (78.5 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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## Energy Efficiency and Environmental Impact

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92-100) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	