

For Sale

Street End Lane, Broad Oak, TN21 8TS



£279,950

2 bedroom Semi-Detached

- ✓ Spacious Two Bedroom Bungalow
- ✓ Semi-detached
- ✓ Sitting/Dining Room and Conservatory
- ✓ Front and Rear Gardens
- ✓ Driveway and Garage
- ✓ Far-reaching Views
- ✓ Under house storage area with power
- ✓ NO ONWARD CHAIN



Description

A spacious, well maintained and presented 2 bedroom semi-detached bungalow in a sought-after Village location with truly outstanding views across the Weald to the Village of Mayfield. The accommodation comprises, hallway, large sitting room/dining room, kitchen, 2 bedrooms, bathroom, front and rear gardens, driveway and single garage. The property also benefits from UPVC double glazing and gas central heating.

Council Tax Band C - 2018/2019 £1,700.05

Location

In a small development of other bungalows in Broad Oak. The local parade of shops are within easy walking distance. These include a small supermarket and post office. Broad Oak is a predominantly rural village surrounded by countryside. 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 services to London in just over an hour.

Ground Floor

Entrance Hall - 15'01" x 6'01" (max) Part-glazed UPVC front door to the spacious hallway with meter cupboard, further storage cupboard, hatch to loft.

Kitchen - 12'01" x 7'03" (plus door recess) Range of matching wall and base units with wood effect worksurfaces over, built-in Zanussi oven with four ring gas hob and extractor over, 1 1/4 bowl stainless steel sink and drainer unit with mixer tap, large cupboard housing Worcester gas-fired central heating boiler, further tall pantry cupboard, space for washing machine, space for fridge, window overlooking the rear garden, stable door to the driveway, part-tiled walls and tiled floor.

Sitting Room/Dining Room - 18'03" (max) x 11'10" A light, good sized room with splendid views across the Weald to the front, feature brick fireplace and hearth with open fire and wooden mantle over, French doors to the conservatory.

Conservatory - 11'08" x 7'01" Part-glazed on three sides, door to the rear garden.

Bedroom 1 - 11'08" x 11'06" Double aspect with far-reaching views to the front.

Bedroom 2 - 10'0" x 8'03" Window to the side.

Bathroom - White suite comprising low level W.C., vanity unit with wash



basin and mixer tap, panelled bath with mixer tap and handheld shower, Mira electric shower and screen over, extractor, tiled walls and floor, obscure window to the side.

Exterior

Driveway and Garage - Long driveway providing off-road parking for several vehicles, pedestrian gate to the rear garden and door to the kitchen. Door to side of property offering a large area of under house storage, 12'10" x 10'10" with power and light connected. Single garage with double doors, light and power connected.

Front and Rear Gardens - Front garden laid to lawn with attractive mature planting, path to the front door, further path across to the driveway. Hedge and fence enclosed private rear garden with paved patio seating area, steps to raised lawn, stone edged flower border with small pond and powered water feature, pedestrian gate to the driveway, outside tap.

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.

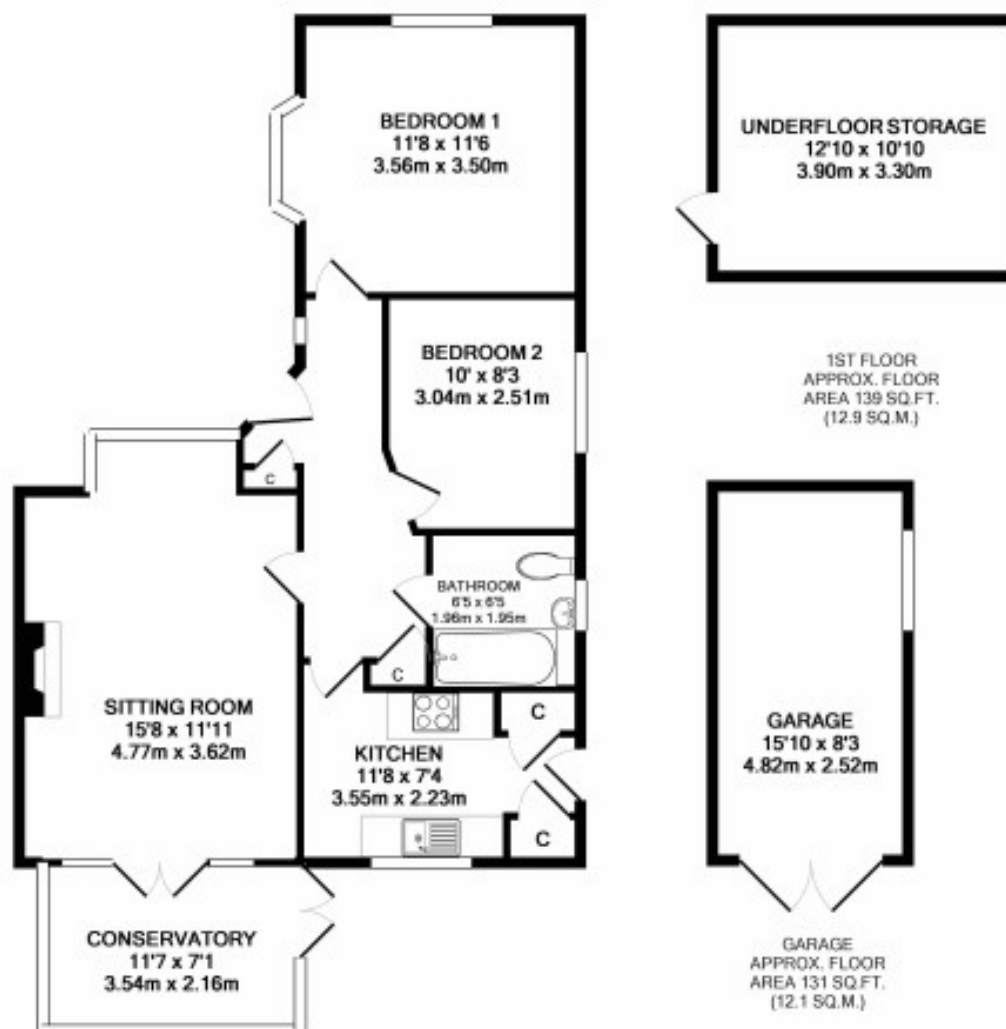








Floorplans



GROUND FLOOR
APPROX. FLOOR
AREA 715 SQ.FT.
(66.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 984 SQ.FT. (91.4 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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