

**To Rent**

**Bay Tree Close, Heathfield, TN21 8YG**



**£1,850**

## **4 bedroom Detached**

- ✓ Detached house
- ✓ 4 bedrooms
- ✓ Master with en suite bathroom
- ✓ Separate office/ playroom/ studio
- ✓ Gardens
- ✓ Garage
- ✓ Pets negotiable
- ✓ EPC = D



## Description

A detached house tucked away at the end of a cul de sac on the popular Green Lane Development with garage and large summer house in the garden with power and light which is fully lined and suitable for use as an office or workshop.

Four bedrooms, main bedroom with good sized en suite

Living room with double doors through to dining room leading to further reception room

Pets negotiable

Photos and more details to follow but call for more information

Close to Parkside Primary School

## Location

Within walking distance of Parkside Primary School

## Ground Floor

**Living room** - 11'01 x 16'01 with bay window and wood burner. Double doors opening to dining area

**Dining room** - 11'03 x 8'08 leading to kitchen and large Conservatory

**Conservatory** - 10'10 x 11'01 widening to 16'08 door to patio and garden

**Cloakroom** - WC & hand basin

**Kitchen** - Kitchen fitted with range of units and built in double oven. Utility area with plumbing for washing machine & tumble dryer. Overall length 15'19 x 10'01

**Outside** - Patio from conservatory with pathway to side entrance gate. Raised bed lawn area with large fully lined summer house/work room/ play room 12'10 x 12'10 with power and light

**Garage** - Garage and driveway

## First Floor

**Bedroom 1 with ensuite** - 12'01 x 8'11 excluding the fitted wardrobes  
Spacious en suite with large shower

**Bedroom 2** - 10'08 x 8'11

**Bedroom 3** - 16'04 x 8'03 with built in cupboard

**Bedroom 4** - 11'09 x 7'03

**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		
81-91	B		
69-80	C		80   C
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		