




**hamlyn
smith.**


Paynsbridge Way, Heathfield, TN21 0HQ

£425,000 - £450,000

hamlyn smith.

 4 Bedrooms

 2 Receptions

 2 Bathrooms

Guide Price £425,000 - £450,000
Hamlyn Smith is delighted to offer this well-presented 4 bedroom detached family home on an attractive and desirable cul-de-sac, within a moments' walk of the village amenities and beautiful countryside.

- 4 Bedroom Family Home
- Wrap Around Garden
- Detached Double Garage
- Large Driveway For Circa 6 Cars
- Desirable Village Location
- West Facing Garden





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Description
 Situated in a cul-de-sac position within very close proximity to Horam village, this four-bedroom detached family home sits within a good size plot and has the benefit of a large detached double garage with scope to convert into additional ancillary accommodation (STNP).

The spacious and well thought out accommodation comprises of entrance hall, cloakroom, a large lounge measuring 16.1ft in length, and a separate dining room with a view over the west-facing rear garden which wraps around the house. Upstairs are four bedrooms, the master having en-suite shower facilities and built-in wardrobes, and a family bathroom. The rear garden is a particular feature of this family home, laid mainly to lawn with a patio and steps leading down to the lawned area which has glorious flower borders. At the end is a lovely 'secret garden' with a variety of flowers. There is also a water feature with stones and a fountain. This tranquil west-facing garden has views towards the picturesque woodlands of the Cuckoo Trail.

Approaching this family home, you are welcomed via a path with gravelled area to one side and a central acacia tree, and some beautiful shrubs and plants. There is a double garage which is approached over a double-width driveway with room for approximately 6 cars. There is a large storage area above the garage which has the possibility to convert to an upper room (subject to planning permission).

Paynsbridge Way TN21

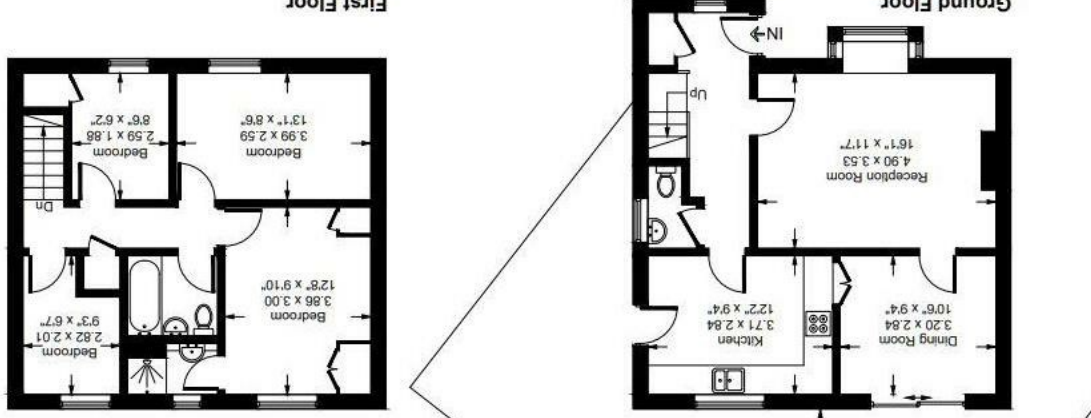
Approximate Gross Internal Area = 97.5 sq m / 1049 sq ft

Garage = 27.6 sq m / 297 sq ft

Total = 125.1 sq m / 1346 sq ft



Garden Extends To
 9.91 (32'6")



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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