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# Geers Wood, Heathfield, TN21

Offers Over £350,000

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From the outside of this well-presented home, a charming pathway leads through the front garden to the entrance of the property.

Upon entering, you're welcomed into a spacious hallway, perfect for storing shoes and coats, which then invites you into an 'L-shaped living room. Large windows flood the room with natural light, while a feature fireplace adds a warm focal point, creating a cosy yet open space ideal for relaxation or entertaining.

Moving through, you'll find a bright, modern kitchen fitted with contemporary appliances, including a freestanding cooker with an extractor fan, and ample storage, including a traditional larder cupboard. The kitchen extends into a breakfast and dining area, perfect for family meals or morning coffee.

Adjacent to the kitchen, a practical utility room offers extra storage, a dedicated laundry space with plumbing for a washing machine, and direct access to the garden. Connected to the utility room, the cloakroom includes a convenient WC and wash basin.

Upstairs, a long landing provides access to all rooms and includes an airing cupboard with radiator and shelving. A boarded loft space adds even more storage options.

The property features two double bedrooms, each filled with natural light. The main bedroom includes three built-in wardrobes, while the second bedroom is smaller, it also offers two built-in wardrobes, ideal for guests or family members. The family bathroom has been refurbished to a high standard, with automatic PIR lighting, a Mira ceiling-fed digital shower, a low-level WC, and a wall-mounted wash basin for a sleek, modern feel.

Latch doors and laminate flooring throughout the home blend rustic charm with modern practicality.

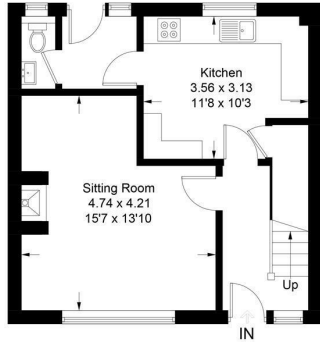
Outside, the rear garden includes a patio, a generous lawn, and access to a garage equipped with power and lighting.

Located in the peaceful Geers Wood area, this property offers a lovely woodland setting with convenient access to essential amenities. Just a 10-minute walk from Heathfield's town centre, residents enjoy supermarkets, cafes, and local shops. For larger shopping needs, Uckfield (7.8 miles) and Tunbridge Wells (15.1 miles) are only a 20-30 minute drive away.

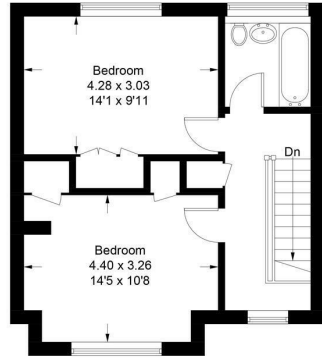


**Geers Wood, Heathfield, TN21 0AR**

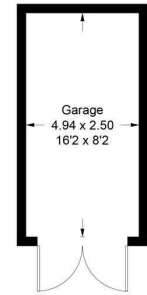
Approximate Gross Internal Area = 85.1 sq m / 916 sq ft  
 Garage = 12.4 sq m / 133 sq ft  
 Total = 97.5 sq m / 1049 sq ft



**Ground Floor**



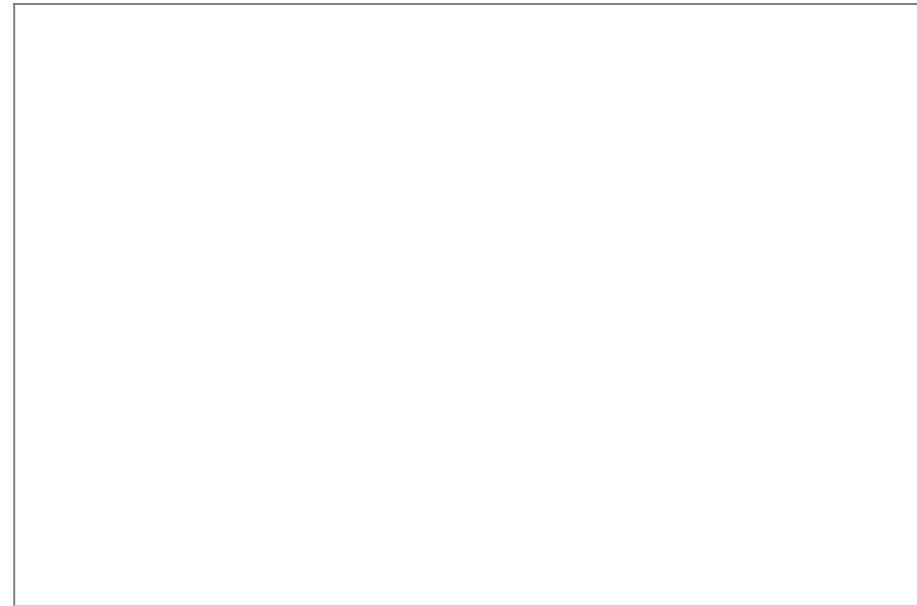
**First Floor**



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.  
 Imageplansurveys @ 2023

- Semi-Detached
- Two Double Bedrooms
- Modern Family Bathroom
- Front and Back Garden
- Rustic Feel
- Kitchen with Dining Area
- Utility Room and Cloakroom
- Fully Equipped Garage with Power
- Sought after location



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TUNBRIDGE WELLS