



## Directions

## Viewings

Viewings by arrangement only. Call 01825 701 030 to make an appointment.

## EPC Rating

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



33 Bay Tree Close, Heathfield, TN21 8YG

£2,100 Per month

- Four/Five Bedroom Detached Family House
- Quiet Cul De Sac Location
- Kitchen/Breakfast Room/Utility Area
- Separate Study
- Front & Rear Gardens, Driveway
- Well Presented
- Double Garage
- Open Plan Sitting Room/Dining Room
- Four Bedrooms (Master En-Suite)
- Available Now, Unfurnished - EPC D - 63

## 33 Bay Tree Close, Heathfield TN21 8YG

A well presented four/five bedroom family home set in a quiet cul de sac on the outskirts of the development but within walking distance of the town centre.



Council Tax Band: F



Entrance hall with downstairs cloakroom, spacious sitting room with bifold doors leading out to the garden beyond. The sitting room leads through to an open plan dining room overlooking the rear garden.

Large kitchen/breakfast room with ample storage cupboards and worktops, dishwasher, oven/hob/extractor fan, large American fridge/freezer and space for table and chairs. The utility area leads through to the internal door to double garage and door to rear garden. There is also a useful study/fifth bedroom which completes the ground floor.

To the first floor there is master bedroom with large fitted wardrobes and en-suite shower room, family bathroom, a further two double bedrooms each with fitted wardrobes and a good size single bedroom.

The property boasts a large driveway for parking and a spacious double garage with electric door. To the rear of the property there is a large secluded and enclosed garden, mainly laid to lawn with mature shrubs and seating area backing onto private woodland beyond.