



## Directions

## Viewings

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

## EPC Rating

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



2 Aspen Walk, Heathfield, TN21 8YP

£2,250 Per month

- Well Presented Detached Family Home
- Downstairs Study
- Main Bedroom with Contemporary En-Suite Bathroom
- Desirable Location
- Viewing Recommended, Pates Considered
- Five Bedrooms
- Two Large Reception Rooms
- Double Garage with Driveway
- Available Immediately, Unfurnished
- EPC C - 79



# 2 Aspen Walk, Heathfield TN21 8YP

An immaculately presented and spacious detached family home offering three reception rooms, five bedrooms and a detached double garage, situated in a highly desirable location on the edge of the town.

 5

 2

 3

 C

Council Tax Band: G



This superb detached and modern home is beautifully presented and offers well appointed accommodation consisting entrance hall, a contemporary recently refitted open plan kitchen/dining/sitting room with a range of light coloured base and eye level storage units, black granite worktops, two built in ovens, electric hob, extractor fan and dishwasher. To the side of the kitchen is a utility room with further storage, space for washing machine and fridge/freezer and a door to patio. The open plan arrangement allows for a spacious dining area and sitting room area with patio doors to the rear garden. In addition to the ground floor there is a private study and large dual aspect sitting room with patio doors to the rear garden.

Upstairs accessed via a galleried landing offers five good size bedrooms (master en-suite) and a recently refitted family shower room.

Outside the landscaped garden provides two patio areas, an area mainly laid to lawn with mature shrubs and plants, a front garden and driveway for two cars. The detached double garage has a private garden entrance, electric garage door, power and light.

The property is about a mile from Heathfield town centre with its range of shopping and banking facilities. The area is well served with a range of well regarded primary schools with secondary education being available at the nearby Heathfield Community College.