

Cockmount Lane, Wadhurst, East Sussex

Guide Price: £475,000 - £490,000

FREEMAN FORMAN










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Guide price £475,000 - £490,000. Freeman Forman are delighted to present this three bedroom semi detached house, offering a superb rear garden, private driveway and an enviable semi-rural location. The property offers two reception rooms and the possibility of extending subject to any necessary planning consents. Viewing advised.

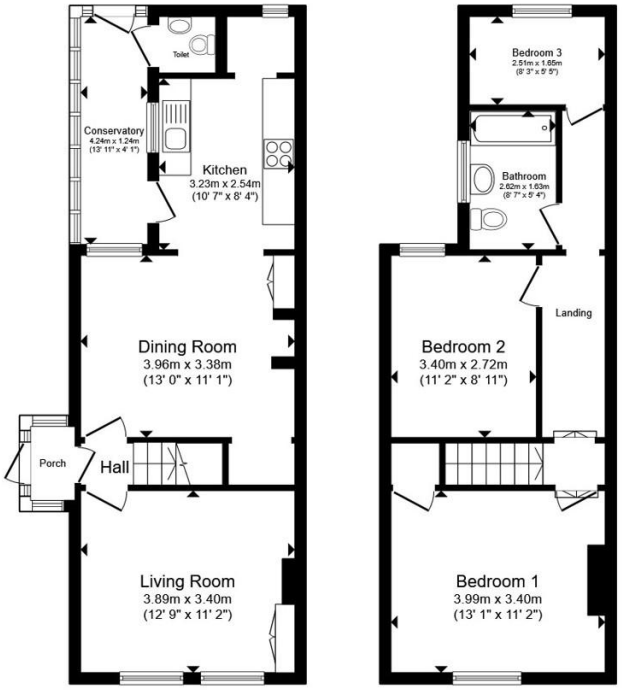
Accommodation: The ground floor includes a side porch, entrance hall, living room with fireplace, dining room, kitchen, cloakroom with WC and a small conservatory. Stairs rise from the entrance hall to the first-floor landing, allowing access to the main bedroom, two further bedrooms and a bathroom. The property has double glazing, and a gas fired central heating system.

Outside: To the front of the property is a private driveway and there is gated side access to the rear garden. The rear garden is laid mainly to lawn and offers the perfect space to enjoy the warmer summer months.

Location: The property is situated in a much sought after position in Sparrows Green on a quiet lane within easy walking distance of village amenities, schools and the mainline station. The High Street is under half a mile distant and offers an excellent







Total floor area 91.5 m² (985 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Powered by www.propertybox.io

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Council Tax Band: **D**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

T: 01892 515300
E: tunbridgewells@freemanforman.co.uk
22/24 High Street, Tunbridge Wells, Kent, TN1 1UX

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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