



Claverham Close, Battle, TN33

Guide Price £550,000





This detached home boasts 4 double bedrooms, a large living room ideal for entertaining and relaxing, a modern kitchen with attached utility room and an easily maintained garden.



Key Features

- Four double bedrooms
- Easily maintained garden
- Excellent location
- Driveway
- Large living room
- Utility room
- En-Suite
- Excellent finish
- Laminate flooring in hallway
- Decking







GUIDE PRICE £550,000 - £575,000

This property is ideal for those who want to enjoy a beautiful low maintenance bungalow, close to an array of local amenities whilst benefiting from being in close proximity to the train station and local primary/secondary schools. The large living room has a beautiful bay window area which forms part of the open plan dining area and offers fantastic natural light. Additionally the room has a tiled feature fireplace. The hallways are laminate throughout, helping to keep the property easy to clean. Within the entrance hallway is a handy storage cupboard. The family bathroom is fully tiled and comes complete with a bath and fitted shower. The main bedroom includes full length fitted wardrobe and a beautiful sliding door, which opens onto a decked area in the rear garden. Attached is an ensuite with a walk-in shower cubicle and w/c. The generously sized second double bedroom is on the front aspect. The third double bedroom is facing the back garden. The fourth double bedroom is also facing the back garden and is fitted with storage. The modern fitted kitchen comes with a range of white cupboards and drawers along with a quartz work surface. There is an integral oven, ceramic hob along with a dishwasher and freezer. The utility room has fittings for a washing machine and tumble dryer and benefits from a UPVC rear door leading to the rear garden. Immediately outside is a gate allowing access from the front, handy for those long walks in the nearby countryside! The garden includes a patio area, a decked area, built in BBQ and the rest is laid to lawn. There are two conveniently placed sheds at the side for storage. Situated within easy reach of the Historic Battle high street with its range of shops, cafes, pubs and restaurants. Supermarkets are a short drive (or a short walk to Tesco express) Battle town also benefits from a library, two doctors surgeries, three opticians and two dentists. Battle also offers its residents and visitors regular festivals and events such as the 10k and 5k runs, 1066 re-enactment and the historical Battle bonfire procession a family event that dates back to its inception in 1646.

Battle train station is less than a short drive or walk away which runs direct to Charing cross, Waterloo East and London Bridge, train taking 1hr 20 min minutes to reach central London.

There are many great schools and nurseries in the area both private and state, such

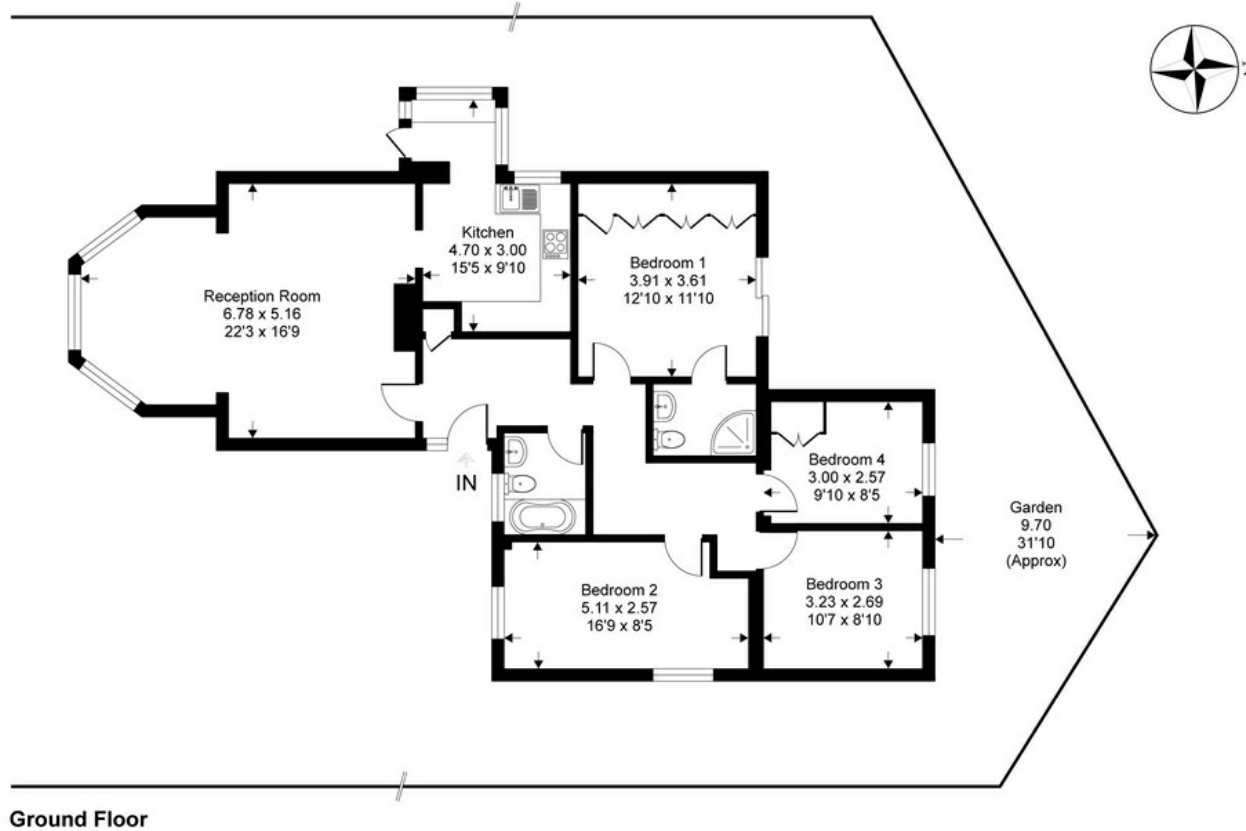






Claverham Close, TN33

Approximate Gross Internal Area = 110 sq m / 1187 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	67
			80

Environmental Impact (CO ₂) Rating		Current
Very environmentally friendly - lower CO ₂ emissions		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC
		64

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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Tenure Type: Freehold
Council Tax Band:
Council Authority:

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