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Peter Oliver



Baxendale Way, Uckfield, TN22 5GB

- ▼ Semi-Detached House
- ▼ 2 Double Bedrooms
- ▼ Bathroom & En-Suite
- ▼ South Facing Garden
- ▼ Garage & Driveway
- ▼ Modern Development



### EPC RATING

Current:

77 C

Potential:

90 | B

### GUIDE PRICE:

£350,000 - £365,000



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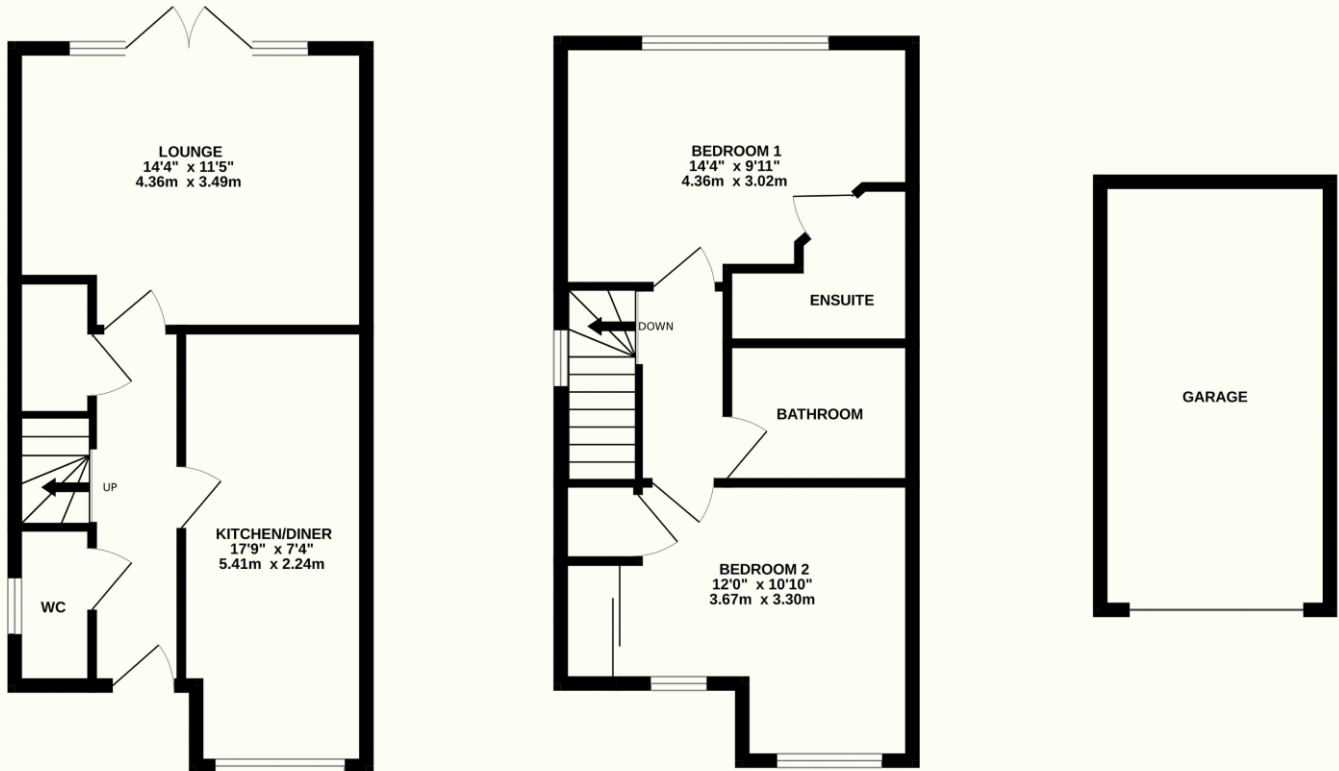
Situated on the very popular modern development of Fernley Park and to the south of Uckfield is this lovely two-bedroom semi-detached house offering generous accommodation throughout. This property could suit a variety of buyers of all ages and could be the ideal home for first time buyers, downsizers, or investors. As you first enter via the front door, you're welcomed by a good size entrance hall with downstairs w/c to side. To front is a kitchen breakfast room with a great number of wall and base units, and to rear is a well-proportioned living room that enjoys French doors that open out to the pretty south facing rear garden. Upstairs the impressive accommodation continues with two double bedrooms, a family bathroom, and the main bedroom benefits from an en-suite shower room. Outside to front is a driveway providing off road parking and leads to the attached single garage perfect as a secure area for storage. The south facing rear garden is just as generous in size as the internal accommodation with a wealth of planting and area laid to lawn backing onto a little woodland bank creating a private and secluded outdoor space. Don't miss out on the opportunity to purchase this wonderful home as properties like this aren't always available on the housing market.

Uckfield: 01825 703000  
Crowborough: 01892 489000  
Lettings: 01825 701030  
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TOTAL FLOOR AREA : 951 sq.ft. (88.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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TENURE: FREEHOLD

COUNCIL TAX BAND: C

MAINTENANCE/SERVICE CHARGE: £84.72 per quarter

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