

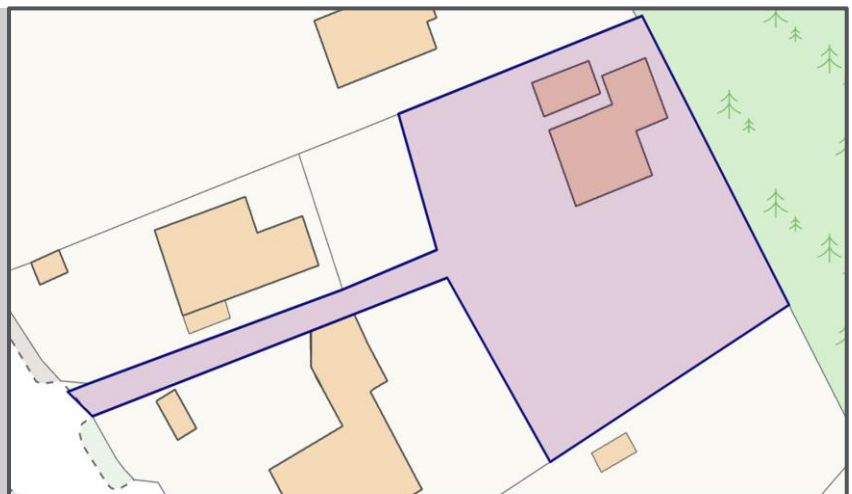
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Peter Oliver



London Road, Uckfield, TN22 2EA

- ▼ Characterful Detached House
- ▼ 3 Bedrooms, 3 Bathrooms
- ▼ Open Plan Kitchen/Breakfast Room
- ▼ Approx. 1/3 Acre Plot
- ▼ Large Driveway, Garage
- ▼ Tucked Away Position



Plot approx. 0.36 of an acre
Plan is just a guide and may not be 100% accurate

EPC RATING

Current:

52 | E

Potential:

72 | C

**£800,000 to
£825,000**



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Discreetly tucked away within a delightful plot extending to just over one third of an acre is this attractive and extended, characterful detached family home on the outskirts of Uckfield. The property is approached via a long gravel driveway that is large enough to park 4 – 6 cars off road and leads to a single garage (that could, subject to planning, be converted, potentially adding a first floor, to provide an annex for visiting or live-in relatives). Upon entering the property you're welcomed into a front reception room enjoying a cosy fireplace within the central chimney breast that opens through to a delightful dining / sitting room behind. An exceptionally spacious kitchen/breakfast room is arranged at the rear which is a fantastic space to enjoy and to entertain family and friends. Presently with a table and six chairs together with a seating area beside French doors opening on to the terrace. Integrated items include a dishwasher, Rayburn, electric oven and Neff hob together with space for an American fridge / freezer. Adjacent, the larger than average utility room has an additional sink and drainer. Here there is space and plumbing for a washing machine, a tumbler drier and freezer. Additionally, you will find a useful ground floor shower room and w/c. The first floor continues to offer wonderful, well-proportioned accommodation boasting a principal suite and two further double bedrooms served by a bathroom and a separate w/c. The principal suite is particularly large and comprises a bedroom, a dressing room and an en-suite shower room. It enjoys a double aspect with an outlook over both the landscaped garden and woodland behind. A special feature of this fantastic room is the high vaulted ceiling that creates a wonderful sense of space. The attractive and landscaped garden enjoys a south facing aspect and a great level of privacy and seclusion. There is an extensive range of established flower beds and a large expanse of lawn with a pleasant seating area arranged within the rear corner. Further outbuildings are located around the property that are extremely useful for storage. This property has so much to offer including character, south facing garden and generous plot. It is located only a short distance from Uckfield's bustling high street and a mainline train station with direct links to London.

Uckfield: 01825 703000
Crowborough: 01892 489000
Lettings: 01825 701030
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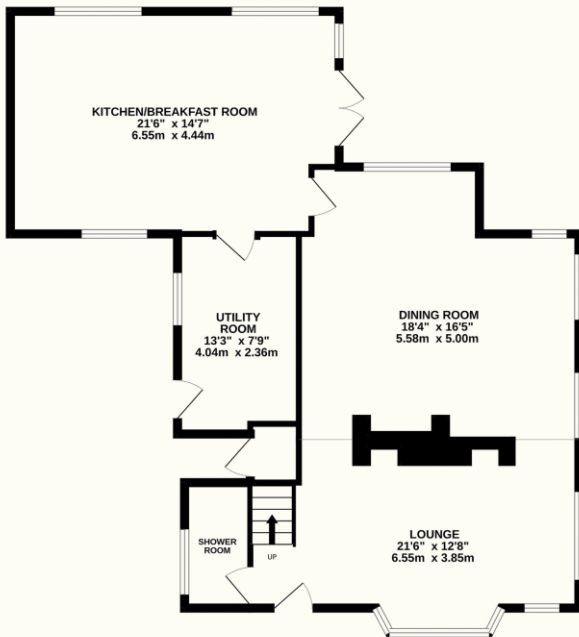
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 The Property
Ombudsman

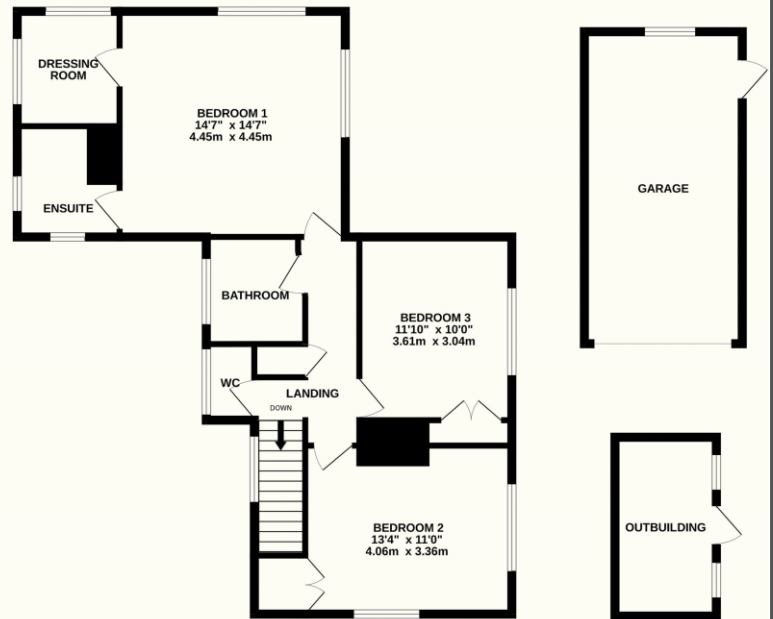
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LETTINGS



GROUND FLOOR
989 sq.ft. (91.9 sq.m.) approx.



1ST FLOOR
770 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA : 2048 sq.ft. (190.3 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: E

MAINTENANCE/SERVICE CHARGE: N/A

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