

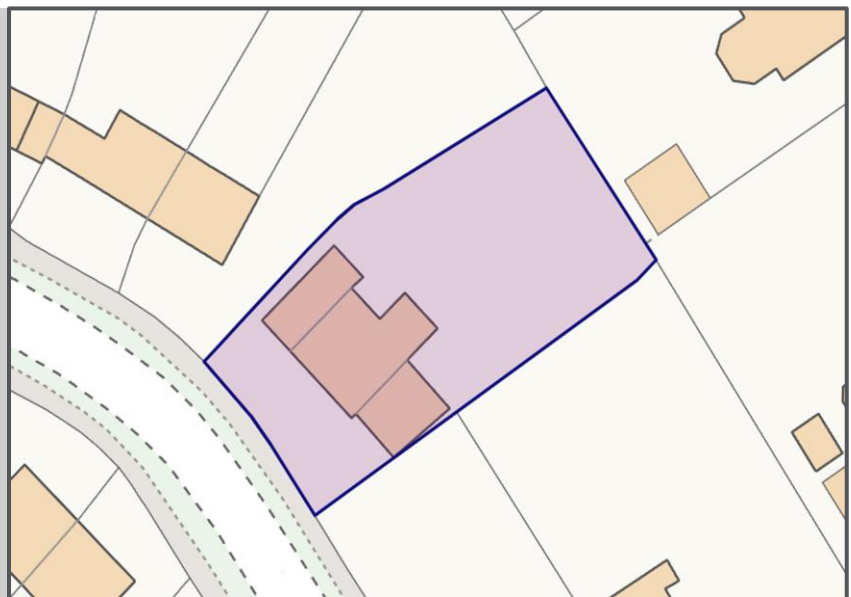
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Peter Oliver



## Parklands, Maresfield, TN22 2HR

- Extended Detached House
- 4 Bedrooms, 3 Receptions
- Superb Location
- Feature Rear Garden
- Driveway & Double Garage
- Chain Free



### EPC RATING

Current:

57 | D

Potential:

80 | C

**£535,000**





## Parklands, Maresfield, TN22 2HR

This extended detached family home has a good sized garden and offers versatile, spacious accommodation over two floors. Situated in the sought after Maresfield area, this 4 bedroom property is set back from the road in a quiet cul-de-sac has been a much loved family home for many years. Now available with no ongoing chain, this could be the perfect opportunity for a new owner to move quickly on. The ground floor starts with the entrance hall with stairs to the first floor and doors to the lounge. The lounge opens into the dining space, which in turn opens into the conservatory, making this an outstanding open plan area that runs from the front, right to the back of the property. Also, from the hall there is a door and short corridor to the ground floor 4th bedroom, which could also be used as a study. To the rear there is more to come as there is the kitchen, a pantry/storage area and then a door to a rear lobby. Furthermore, there is also a storage area and ground floor cloakroom here too. Upstairs there is a landing, three further bedrooms and the family bathroom. Overall, the property does require some updating and there is plenty of scope for a new buyer to add their own stamp to the house. Outside there is a driveway to the front and a double garage which is a very useful space. There is more front garden too if you needed more parking but in our opinion the driveway space is already ample. To the rear the garden is a standout feature, plenty big enough for even large families, this could be the scene of the summer BBQ and a great place to enjoy the warmer months.

Uckfield: 01825 703000  
Crowborough: 01892 489000  
Lettings: 01825 701030  
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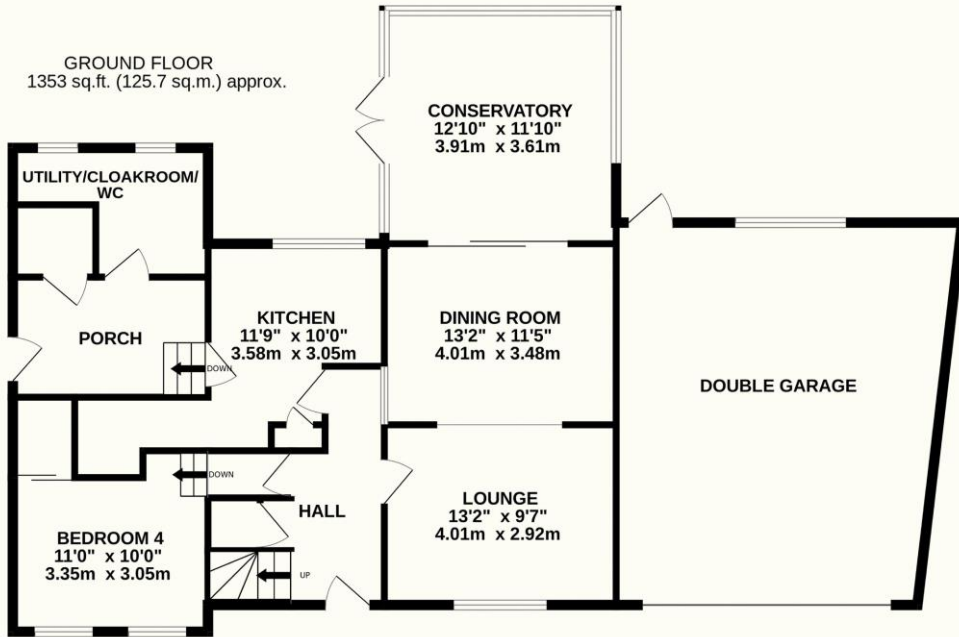
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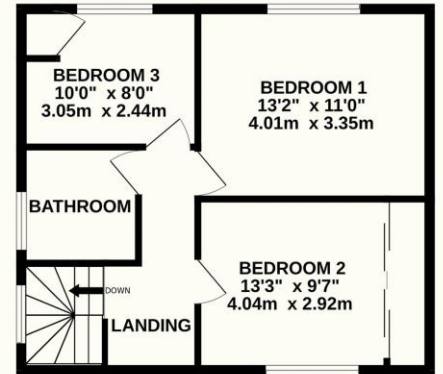








**1ST FLOOR**  
475 sq.ft. (44.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1828 sq.ft. (169.8 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: N/A**

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