



OAKFIELD



Barnett Way, Uckfield, TN22 1XH

Price Guide £400,000



## Barnett Way, Uckfield, TN22 1XH

GUIDE PRICE £400,000 - £425,000 Welcome to this charming three-bedroom detached property in the sort after Hempstead Fields development. This home presents a promising canvas for refurbishment.

Upon arrival, you'll be greeted by a driveway leading to the garage, providing parking and storage options. Entering the property, you step into a foyer that opens up to a generously sized living room, this leads through to the dining room and the conservatory.

The kitchen, while in need of renovation, features ample space.

Upstairs you have two double bedrooms and a third large single, with two bathrooms.

While these spaces require updating, they offer plenty of floor space. The property also features views over the prided East Sussex countryside.

Outside you'll find a lovely rear garden surrounded by mature planting and a rear patio area with space for outside furniture.

For more Information please call our office on 01435 864233

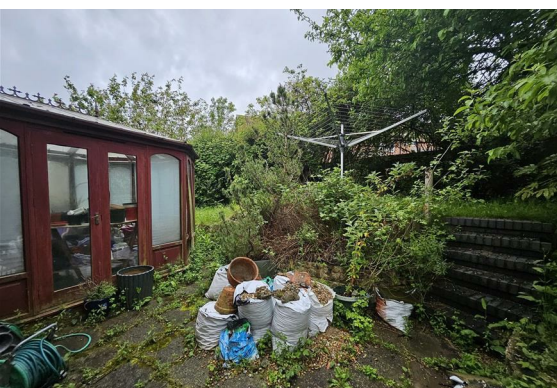
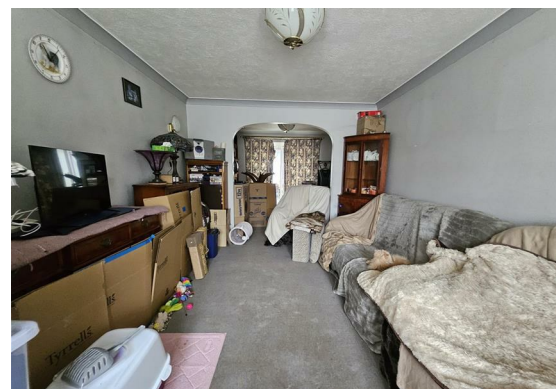
### Location:

The property is conveniently located on the popular Hempstead Fields development just to the north of Uckfield town centre. Hempstead Fields is close to a wide range of amenities including a Tesco Express, hairdressers, launderette and fish & chips.

There is also a primary and secondary school nearby and picturesque walks at Buxted Park are within easy reach.

Uckfield town centre offers a wide range of facilities including shops, restaurants, cinema, library, local hospital and bus station and a railway station which has commuter services to London/London Bridge.





**Dining Room**

10'5 x 8'11 (3.18m x 2.72m)

**Kitchen**

14'0 9'0 (4.27m 2.74m)

**Living Room**

14'8 x 10'5 (4.47m x 3.18m)

**Conservatory**

11'2 x 10'2 (3.40m x 3.10m)

**Bedroom**

10'9 x 8'3 (3.28m x 2.51m)

**Bedroom**

11'2 x 10'8 (3.40m x 3.25m)

**Bedroom**

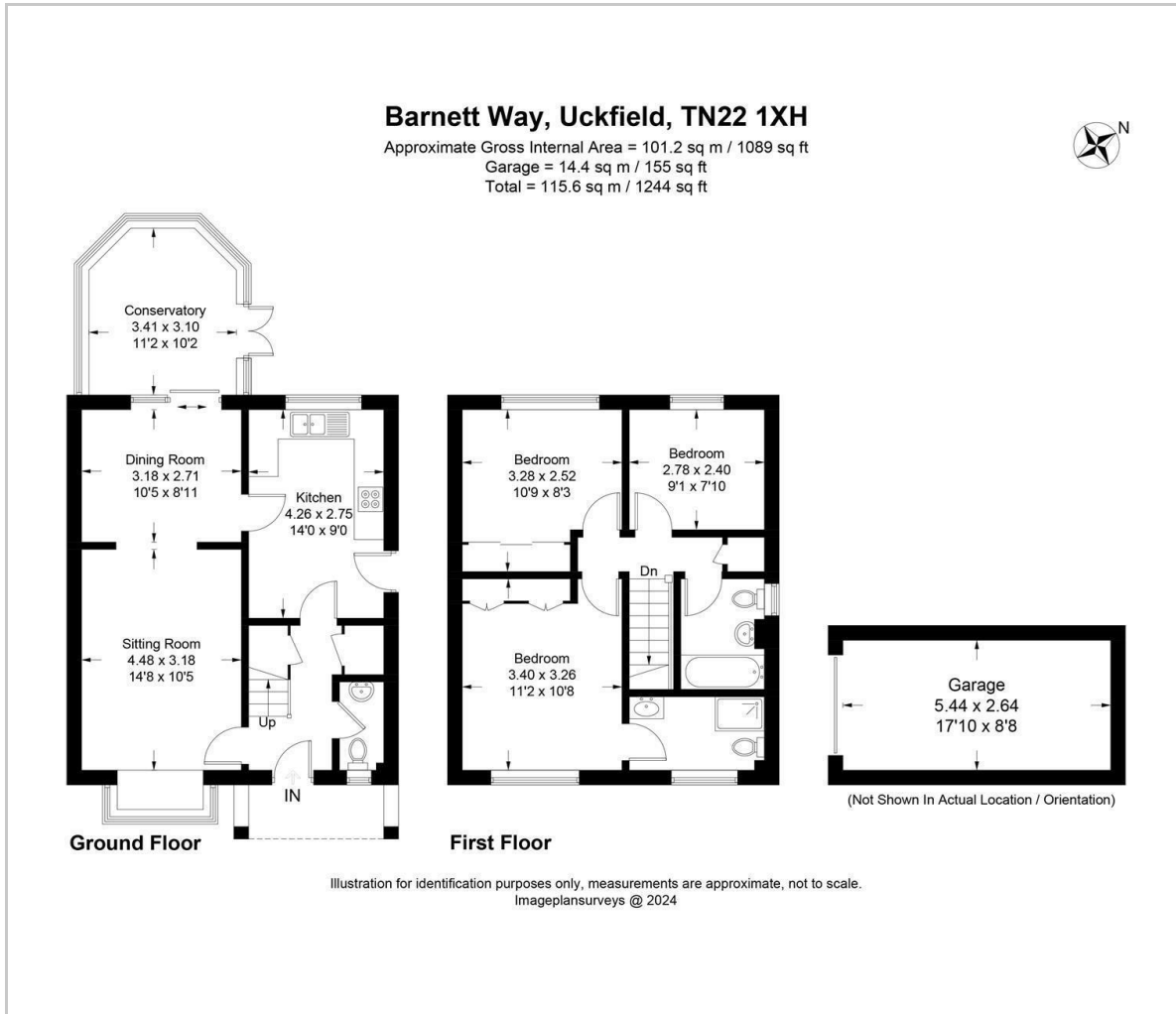
9'1 x 7'10 (2.77m x 2.39m)

**Garage**

17'10 x 8'8 (5.44m x 2.64m)

**Council Tax Band - D £2363**

## Floor Plan

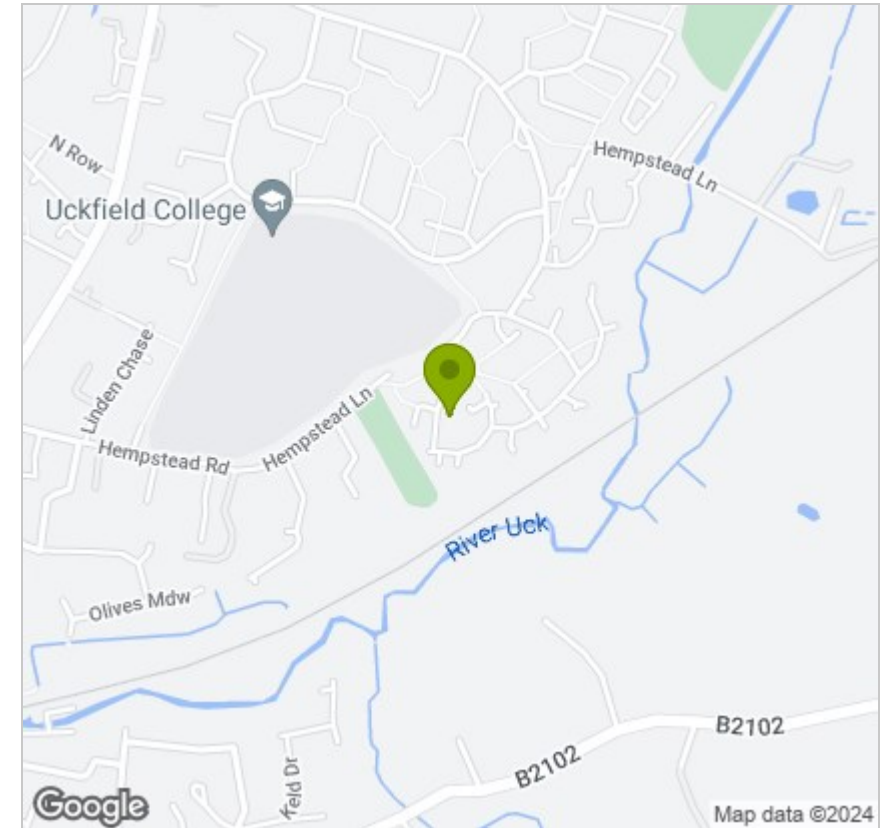


## Viewing

Please contact us on 01825 762132 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

