



OAKFIELD



Tainters Brook, Uckfield, TN22 1UQ

Asking Price £540,000



4



2



3



C

## Tainters Brook, Uckfield, TN22 1UQ

Oakfield Estate Agents are absolutely delighted to welcome to the market this stunning detached house located in the picturesque area of Tainters Brook, Uckfield located on the popular Hempstead Fields estate.

The property features a sitting room, dining room, conservatory, kitchen/breakfast room and cloakroom.

Upstairs there are four bedrooms the principal benefitting from an ensuite and a family bathroom.

There is lovely garden to the rear with an Indian sandstone patio area and a well stocked raised garden area with established beds and lawn area.

An array of beautiful plants line the fence border and timber fencing fully encloses this southerly facing garden.

Furthermore there is a garage offering additional parking or generous storage space. **VIEWING IS CONSIDERED ESSENTIAL.**

The property is located in a quiet close in the favoured Hempstead Fields area of Uckfield within walking distance of the town centre, railway station and schooling for all ages.

Other amenities including restaurants, public houses and the cinema are all close to hand.





**Living Room**

13'10 x 13'7 (4.22m x 4.14m)

**Dining Room**

13'9 x 9'2 (4.19m x 2.79m)

**Kitchen/Breakfast Room**

11'7 x 10'3 (3.53m x 3.12m)

**Conservatory**

8'9 x 8'5 (2.67m x 2.57m)

**Garage**

16'8 x 8'4 (5.08m x 2.54m)

**Bedroom**

12'10 x 12'7 (3.91m x 3.84m)

**Bedroom**

10'7 x 10'5 (3.23m x 3.18m)

**Bedroom**

10'8 x 7'3 (3.25m x 2.21m)

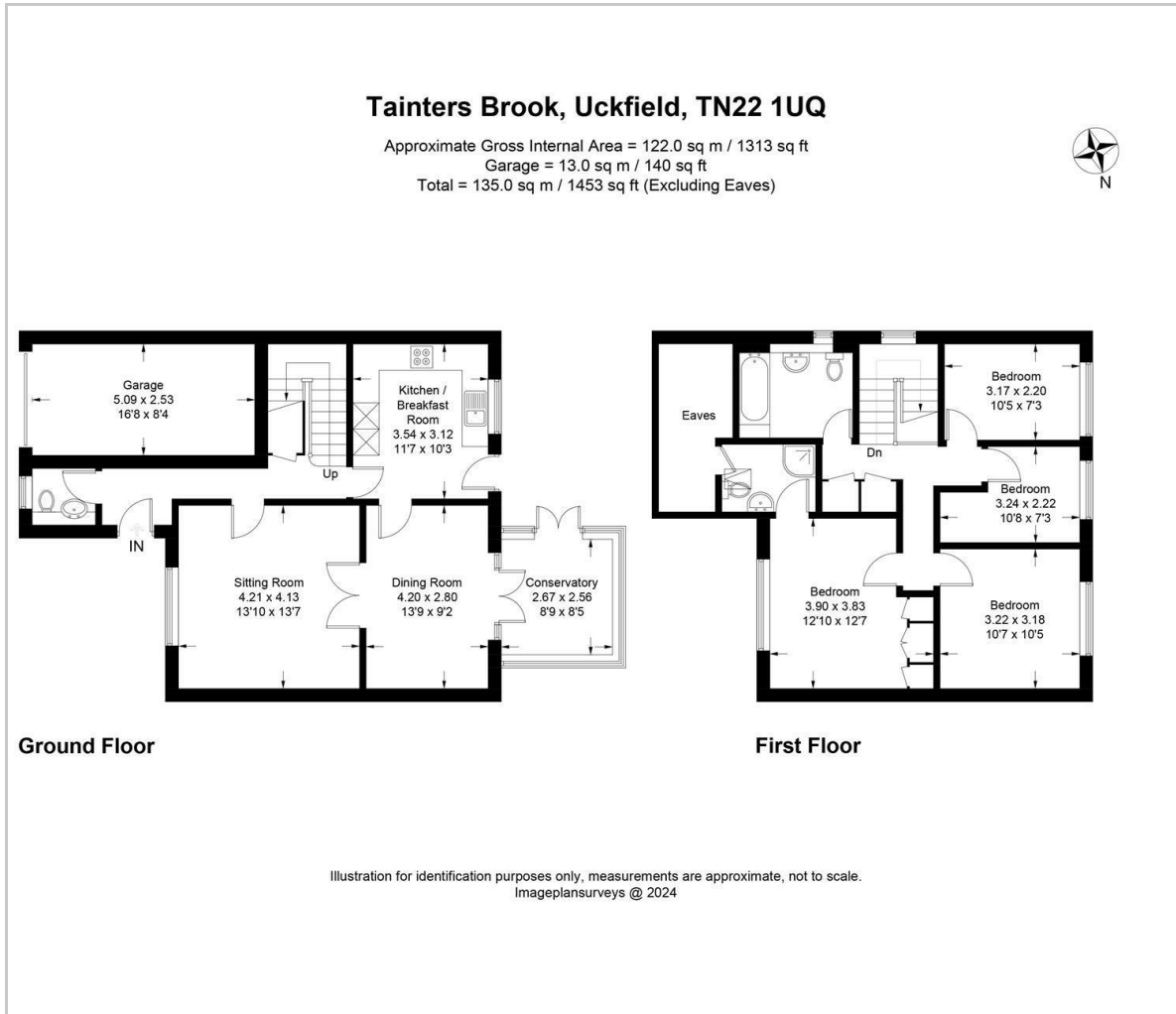
**Bedroom**

10'5 x 7'3 (3.18m x 2.21m)

**Council Tax Band - E £3,036 per annum**



## Floor Plan



## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

