



OAKFIELD



Lashbrooks Road, Uckfield, TN22 2AZ

Offers In The Region Of £510,000





## Lashbrooks Road, Uckfield, TN22 2AZ

Located in the much favoured Rocks Park development, is this immaculately presented four bedroom home which will be ideal for a range of buyers, especially families looking for more space.

As you approach this home, you will notice that there is a more than adequate amount of parking with a neat lawned and planted area to the right hand side.

The entrance porch opens through to a bright spacious lounge which really sets the tone for the rest of this lovely home, the stylish kitchen is adjacent to the dining room which opens into the generous conservatory via the glass curtain doors. Downstairs also benefits from having a separate wc.

The original garage has been modified to now include a useful utility/workshop and store area.

Upstairs there are four well balanced bedrooms and a modern shower room. Outside to the rear is a lovely, low maintenance garden which is southerly facing and will be ideal in the summer months for gatherings round the BBQ with a lean to outbuilding which offers great storage.

This home offers easy access to Uckfield town centre and train station. Furthermore, it is very close to West Park recreation ground where children can play safely and you can even take in the odd local football match.







### Sitting Room

15'4" x 14'1" (4.69 x 4.30)

### Kitchen

12'5" x 8'8" (3.80 x 2.66)

### Dining Room

10'4" x 8'11" (3.17 x 2.72)

### Conservatory

12'5" x 9'10" (3.80 x 3.00)

### Utility Room

11'4" x 7'8" (3.47 x 2.36)

### Bedroom One

14'4" x 10'9" (4.37 x 3.30)

### Bedroom Two

12'3" x 8'4" (3.74 x 2.56)

### Bedroom Three

8'11" x 7'8" (2.73 x 2.36)

### Bedroom Four

8'9" x 8'3" (2.67 x 2.53)

### Store

7'6" x 4'10" (2.31 x 1.48)

**Council Tax Band E - £3036**



Floor Plan

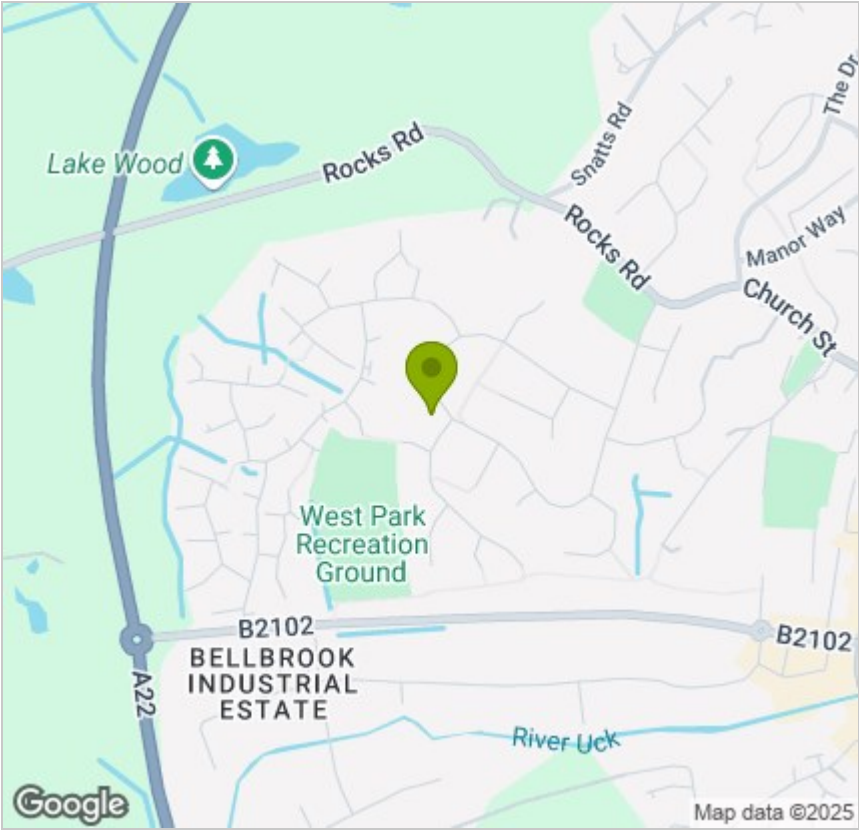


Viewing

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

