



OAKFIELD



Lashbrooks Road, Uckfield, TN22 2AZ

Price Guide £500,000





## Lashbrooks Road, Uckfield, TN22 2AZ

Guide Price of £500,000-£525,000

This home is set within an enviable position within the highly desirable Rocks Park development and is offered to the market with no ongoing chain.

As you approach this attractive part weather boarded detached chalet style home you will be amazed by the impressive lawned garden and generous drive leading up to the garage.

As you open the front door you walk through to a welcoming entrance hall which is flooded with natural light and has the original parquet flooring.

The spacious lounge / diner will be ideal for both relaxing and entertaining and has double doors into a lovely conservatory which enjoys views over the garden.. the kitchen / breakfast room has been well thought through and has an extensive range of wall and floor units so storage will not be a problem here and being open you will be able to host friend and family easily.

On the first floor there are four well balanced bedrooms serviced by a modern family bathroom and because of the design of this home you will notice that natural light is everywhere.

The rear garden is quite simply stunning and offers a very good degree of privacy along with the benefit of a gate which leads straight into west park recreation ground.

There is no doubt that you will be hosting gatherings round the bbq in the summer months with friends and family and also this will be the perfect setting for children to play safely.







### Sitting Room

21'7 x 11'11 (6.58m x 3.63m)

### Kitchen/Dining Room

19'3 x 12'2 (5.87m x 3.71m)

### Conservatory

10'1 x 9'0 (3.07m x 2.74m)

### Garage

16'8 x 8'10 (5.08m x 2.69m)

### Bedroom

11'6 x 11'1 (3.51m x 3.38m)

### Bedroom

11'1 x 9'11 (3.38m x 3.02m)

### Bedroom

9'6 x 8'11 (2.90m x 2.72m)

### Bedroom

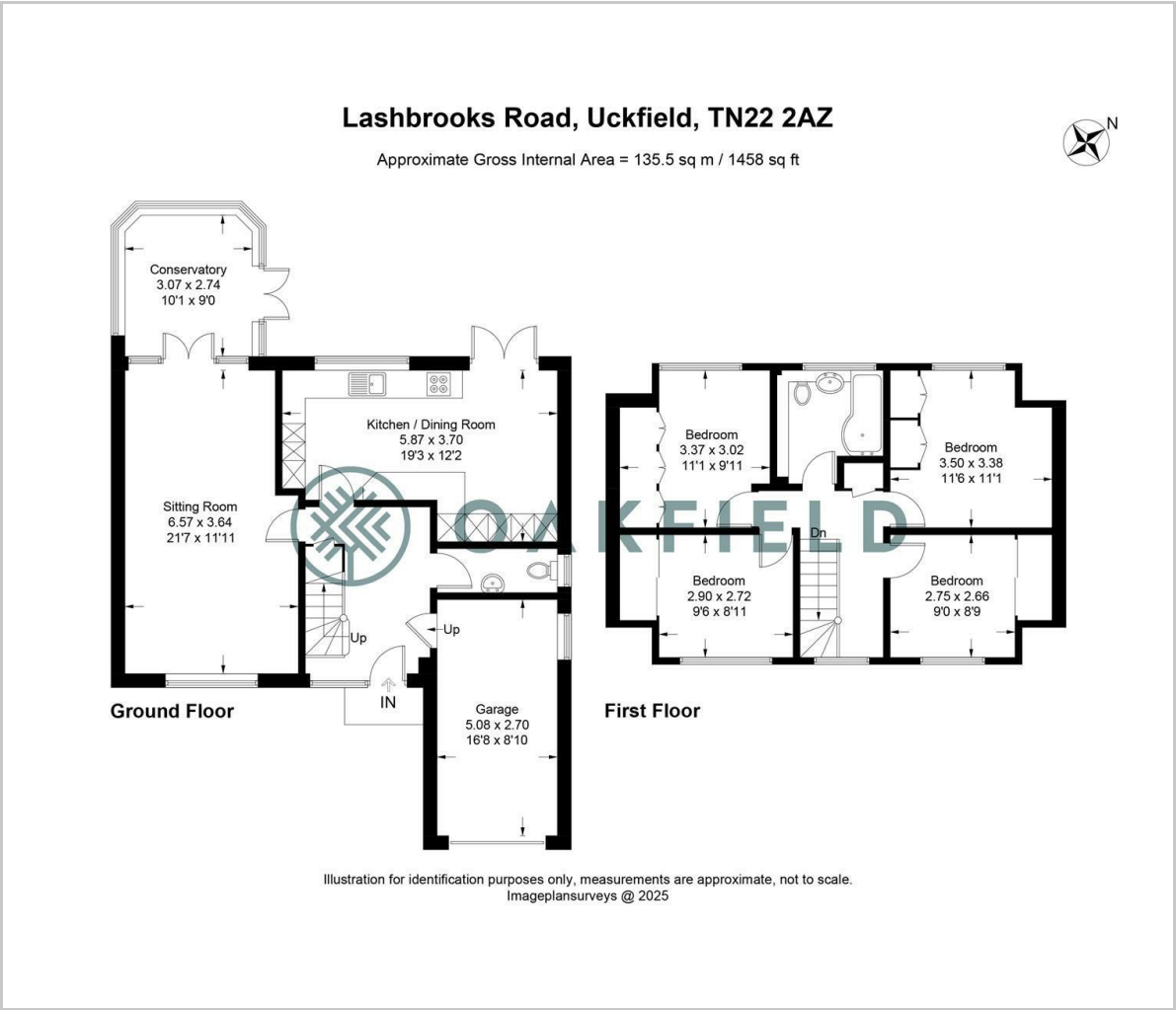
9'0 x 8'9 (2.74m x 2.67m)

**Council Tax Band - E £3,188 per annum**





Floor Plan

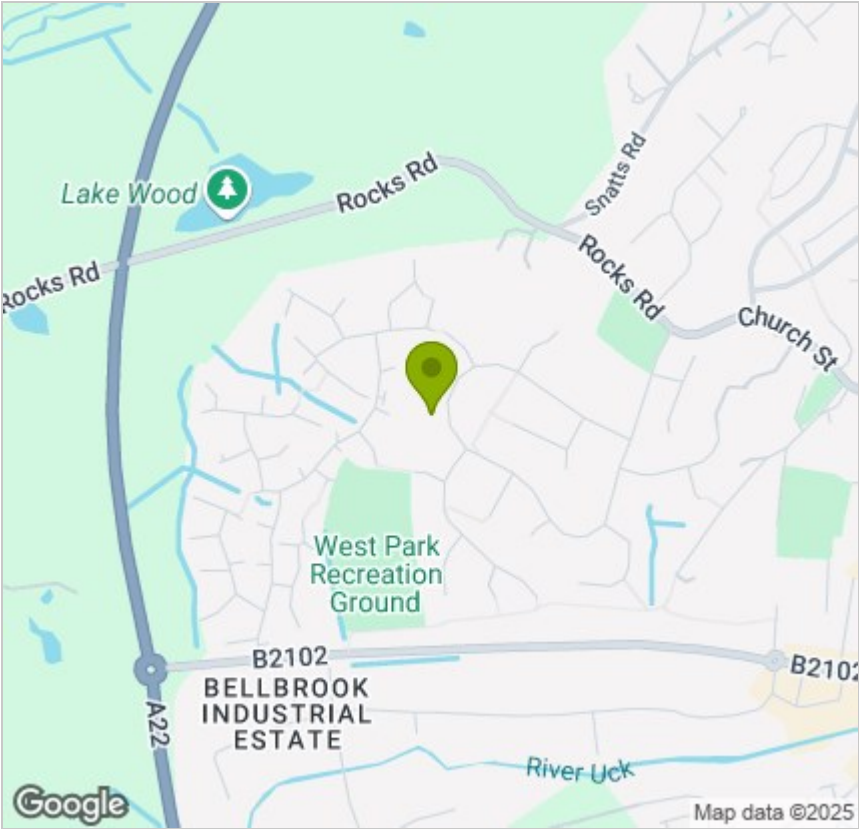


Viewing

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

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Area Map



Energy Efficiency Graph

