



OAKFIELD



OAKFIELD
FOR SALE
01825 762132
www.oakfield-property.co.uk

Olives Meadow, Uckfield

Price Guide £400,000



SUMMARY

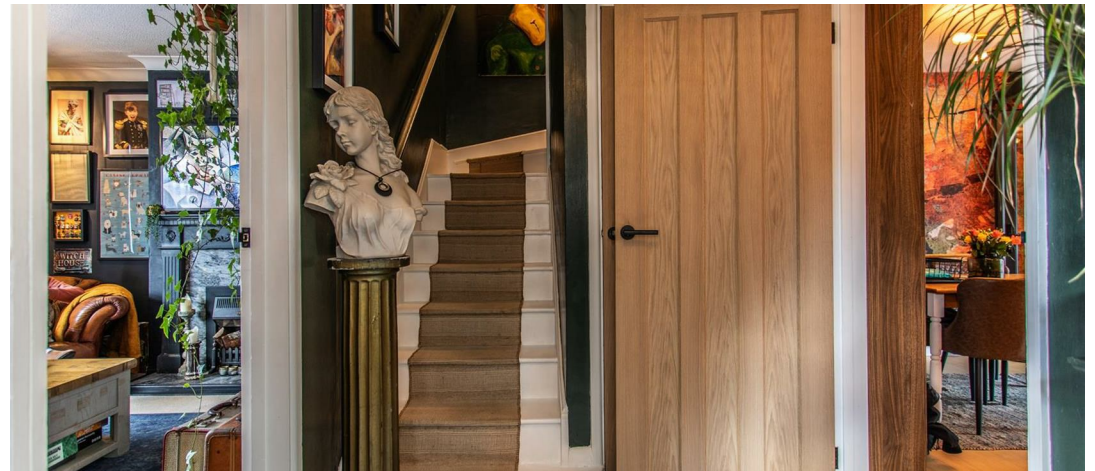
PRICE GUIDE OF £400,000-£435,000

Prepare to be amazed by this extremely well presented three bedroom chalet style home which is situated in a quiet cul-de-sac and is a short walk from Uckfield town centre and the mainline station and close to Hempstead nature reserve.

As you drive into Olives Meadow you will notice that all of the properties leading in are well kept and as you approach this one you will notice that it is slightly elevated and has a block paved drive offering ample parking for two cars and leading up to the garage.

The entrance door is at the side and opens through to a welcoming entrance hall which has stairs to the first floor and a doors to a bright and airy lounge which has a lovely feature fireplace and this will be the ideal place to unwind after a long day.

The stylish modern kitchen / diner with brand new built in kitchen appliances is quite simply stunning and you will look for any excuse to entertain friends and family here and this room open through to a generous orangery which again will be perfect for those larger gatherings and also offers another



room to relax.

Bi-folding doors open from the orangery onto to a private decked area and this leads nicely up to a lawned area and further seating areas making this this private garden the perfect haven for children to play and those summer gatherings round the BBQ.

Upstairs, there are three well balanced bedrooms which are serviced by a modern bathroom and it is worth mentioning that there are tree lined views from the principle bedroom which also has built in wardrobes. The current owners have also put in new oak internal doors in all rooms throughout the property.



Sitting Room

16'0 x 11'9

Kitchen/Dining Room

15'11 x 11'2

Conservatory

13'2 x 9'7

Bedroom

16'1 x 9'4

Bedroom

8'8 x 7'5

Bedroom

8'9 x 8'5

Garage

17'0 x 7'10

Council Tax Band - D £2,608 per annum















INFORMATION

Tenure

Freehold

Local Authority

Wealden District Council

Council Tax Band

D

Opening Hours

Monday to Friday	9.00am - 5.30pm
Saturday	9.00am - 4.00pm

Viewings

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

Area Map

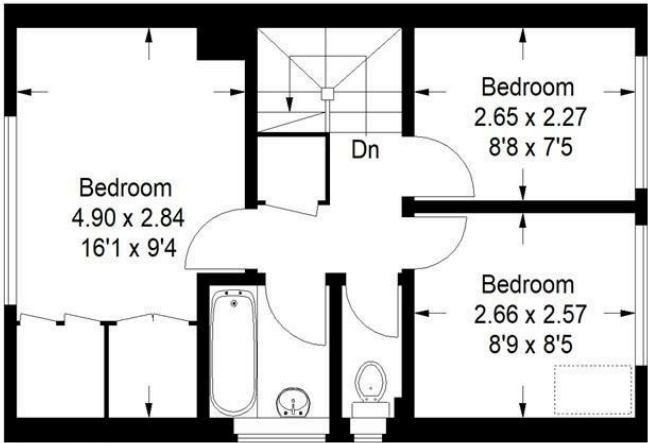


Olives Meadows, Uckfield, TN22 1QY

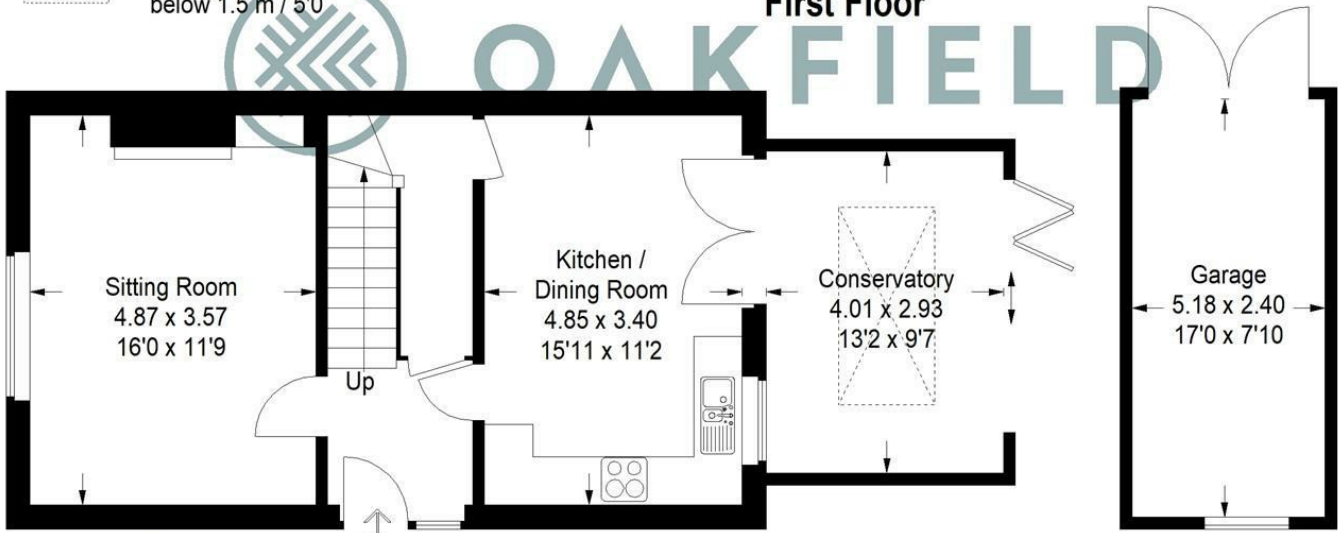
Approximate Gross Internal Area
93.6 sq m / 1007 sq ft
Garage = 12.5 sq m / 134 sq ft
Total = 106.1 sq m / 1141 sq ft



= Reduced headroom below 1.5 m / 5'0"



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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