



Queens Approach, Uckfield

East Sussex TN22 1RU

Guide Price **£385,000 – £410,000**

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Queens Approach

Uckfield

A recently renovated and beautifully presented 3 bedroom semi-detached family home with a large driveway and detached studio/home office. Situated within a short walk of the local parade of shops, schooling for all ages and countryside walks.

This delightful family home has been renovated throughout and significantly improved by the current owner, some of the improvements include new double glazing, blinds and flooring throughout, rewiring, a new kitchen and bathroom, landscaped driveway and garden and new fitted wardrobes just to name a few. A particular feature of the home is the garage conversion which is now an impressive studio/home office with a set of French doors benefitting from power and lighting with residential status.

This light and spacious family home is enviably positioned within walking distance of the town centre with its numerous shops, bars and restaurants, excellent cinema, mainline railway station and industrial estate and benefits from, in brief, on the ground floor; an entrance hall which provides access to a downstairs cloakroom and the sitting room which in turn leads to the impressive kitchen diner with a range of modern units to eye and base level and a generous dining area with a set of French doors opening onto the outside seating terrace.

From the entrance hallway a staircase rises to the first floor offering; a principal bedroom with built-in wardrobes, a second double bedroom, a beautifully fitted and fully tiled shower room and a good size third bedroom with new fitted wardrobes.

Outside the rear garden has been beautifully landscaped and benefits from a number of external double plug sockets, a seating terrace immediately adjoins the rear of the property leading to the detached studio/office.





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The garden is mainly laid to level lawn bordered by shrub beds with a further paved seating area and path through the lawn leading to a timber shed. All enclosed by close board fencing on all sides and benefitting from a good degree of seclusion with the outlook of trees to the rear.

The front of the property is approached via a large and recently landscaped driveway providing parking for several vehicles leading to the front door.

EPC rating D & Council tax band C

Services: Gas fired central heating and mains drainage

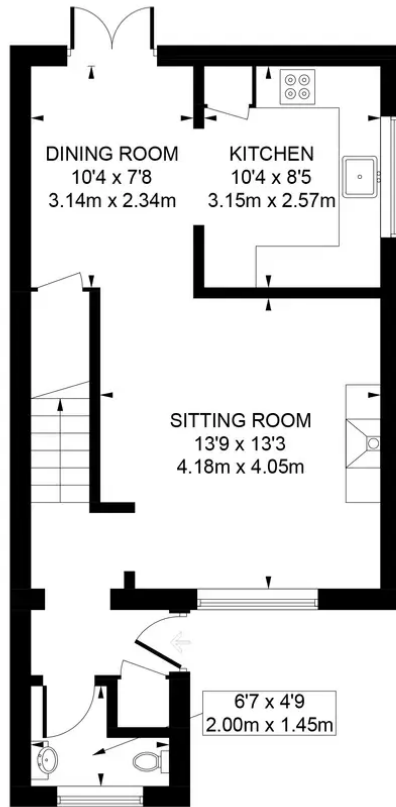
Queens Approach is situated on the popular Manor Park development within a short walk of the leisure centre, local primary school, community 6th Form College, Buxted Park/open countryside. There is a small parade of shops also within walking distance offering day-to-day conveniences including Tesco Express with a more comprehensive range of shopping facilities available in Uckfield High Street which also boasts a wide variety of bars and restaurants, together with a railway station offering services to London/direct line to London Bridge (Uckfield station to London Bridge 1hr 10mins). The nearby A272 offers swift vehicular access to Haywards Heath, which also offers a fast and regular commuter train service to London (Victoria/London Bridge both approx. 47 minutes). Additionally, there is good access to the motorway network A/M23 (approximately 18/19 miles). The picturesque Ashdown Forest, the inspiration behind A.A Milne's Winnie The Pooh books can be found to the north of Nutley village and these fine open areas offer extensive walking and riding.

Tenure: Freehold

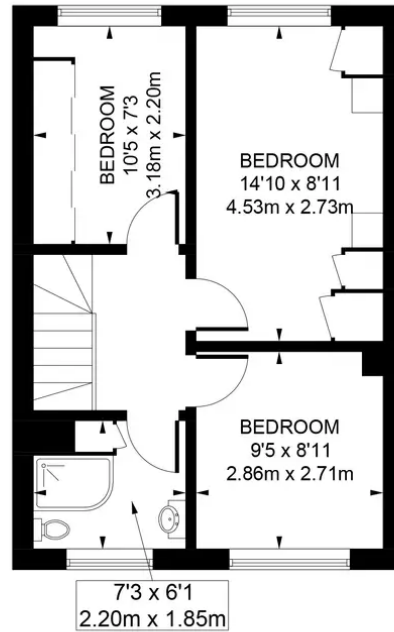


Uckfield, East Sussex, TN22

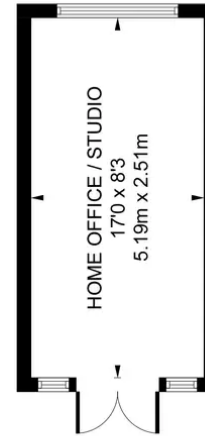
Approximate Gross Internal Area = 82.3 sq m / 886 sq ft
Outbuildings = 18.7 sq m / 201 sq ft
Total = 101.0 sq m / 1087 sq ft



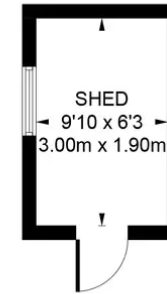
GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate,
not to scale. www.enviromap ltd.co.uk (ID1031496)

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