



8 Birch Close, Uckfield, TN22 1UE

Guide Price £375,000 – £400,000

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8 Birch Close

Uckfield

A deceptively spacious CHAIN FREE 4 bedroom extended end of terrace family home beautifully positioned in a peaceful location at the end of this popular cul-de-sac with no passing traffic, a low maintenance south westerly garden, a garage and parking.

This sympathetically extended home boasts no onward chain and benefits from, in brief, on the ground floor; an entrance hall, a generous bay fronted living room with a gas fireplace, built-in storage and a large understairs storage cupboard, an impressive kitchen diner with a range of matching units to eye and base level, patio doors opening on to the seating terrace and access to the useful utility room with a downstairs WC, a brand new boiler and access to the rear garden.

From the entrance hall a staircase rises to the first floor offering; a main bedroom with a large built-in wardrobe, a modern family bathroom with a shower above the bath and three further good size bedrooms.

Outside the rear garden is south westerly facing and designed for low maintenance with two tiers of seating terraces and a personal door into the garage.

The front of the property is approached via a path through the front garden boasting mature trees and shrubs.





8 Birch Close

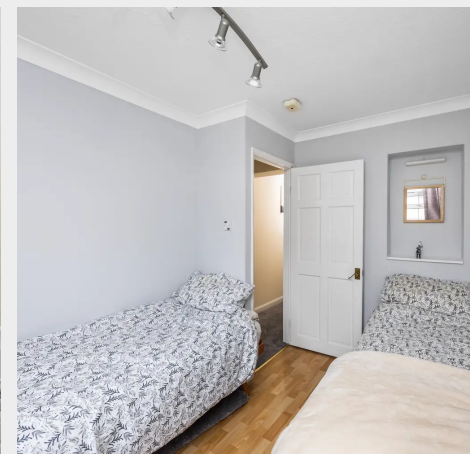
Uckfield

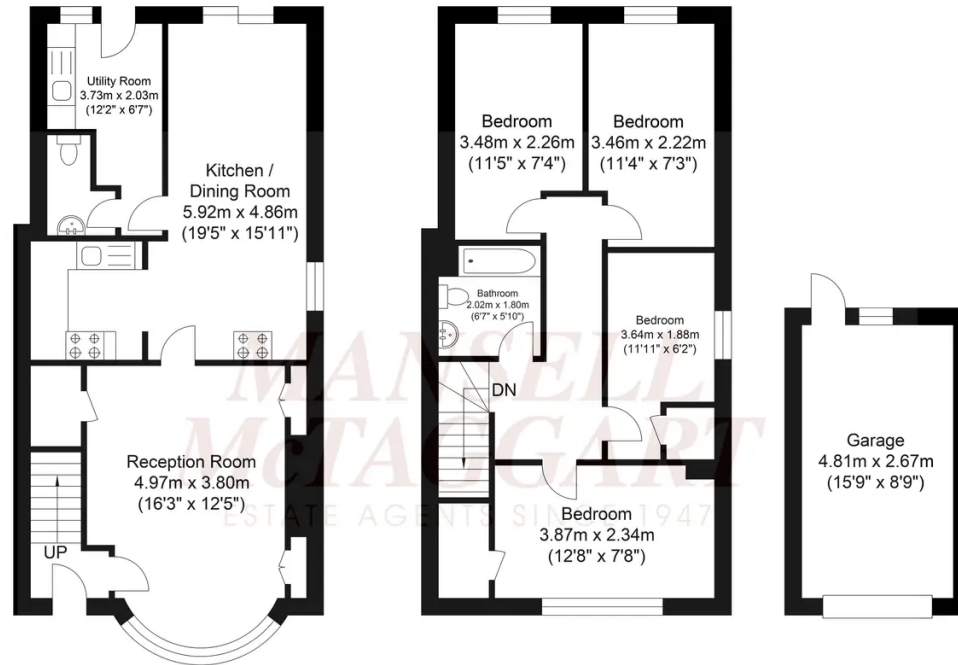
Council tax band: C & EPC rating: D

Gas central heating & mains drainage

Freehold

Birch Close is a popular cul-de-sac which forms part of the ever popular Manor Park development on the northern side of town accessed via Browns Lane. Uckfield town centre is within close proximity, which offers a comprehensive range of shopping and leisure facilities including a cinema, several bars/restaurants, supermarkets, a public library as well as a popular leisure centre. The town boasts a wide selection of schools for all age groups including a sixth form community college. The nearby A272 provides swift vehicular access to Haywards Heath which offers an excellent commuter train service to London (Victoria/London Bridge both approximately 47 mins). An additional rail service can be found in nearby Uckfield and Buxted village (London Bridge approx 67 mins). The motorway network of the M23/25 is also easily accessed west of Haywards Heath at Bolney or Warninglid village. The coastal resorts of Eastbourne and Brighton city centre are also close by as is the stunning 6,500 acre Ashdown Forest, the inspiration behind A.A Milne's Winnie The Pooh books offering numerous scenic walks and outdoor pursuits.





Ground Floor
Approximate Floor Area
535.39 sq ft
(49.74 sq m)

First Floor
Approximate Floor Area
516.88 sq ft
(48.02 sq m)

Garage
Approximate Floor Area
138.20 sq ft
(12.84 sq m)

Approximate Gross Internal Area (Excluding Garage) = 97.76 sq m / 1052.28 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Uckfield

Mansell McTaggart, 204-206 High Street - TN22 1RD

01825 760770

uf@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/uckfield

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