



## 40 Keld Avenue, Uckfield

Uckfield, East Sussex, TN22 5BW

£355,000

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# 40 Keld Avenue

## Uckfield

A 2 bedroom Victorian end of terrace family home, occupying a generous south facing corner plot with a driveway and detached garage. Situated within walking distance of the town centre and railway station.

The property is arranged over 2 storeys and offers spacious living accommodation with the main living area being open plan, having two feature fireplaces and enjoying a double aspect. The garden is particular feature of the property, being a generous size, mainly laid to lawn and enjoying a southerly aspect.

The Property is entered via a hallway with a staircase rising to the first floor, the open plan living area is made up of a sitting room and dining area beside the kitchen. The kitchen is fitted with a matching range of units with French doors leading out to the rear garden.

The first provides a spacious part galleried landing and 2 double bedrooms with the larger of the two found at the front of the property. The family bathroom is a generous size and comprises of a matching white suite with an enclosed bath.





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Uckfield

Outside, the driveway is found to one side of the property which in turn leads to a set of gates and the detached garage. The rear garden is predominantly laid to level lawn with a seating terrace and a large raised decked area of entertaining. The whole enclosed by close board fencing.

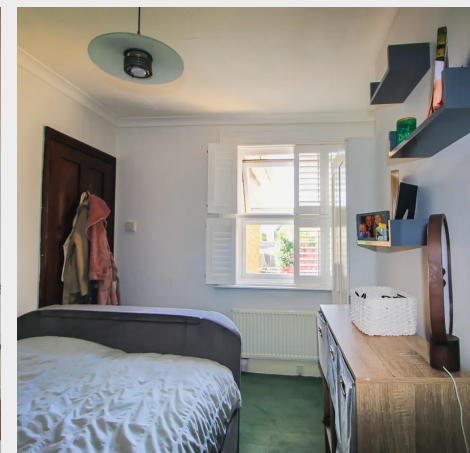
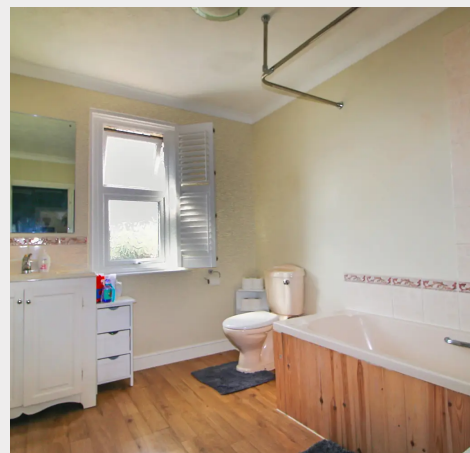
EPC C

Council Tax Band C

GFCH

Mains drainage

Keld Avenue is conveniently situated on the southern side of Uckfield being within a short walking distance of the town centre and railway station. The town centre offers a comprehensive range of shopping and leisure facilities including numerous bars/restaurants, a public cinema and library, supermarkets and a railway station offer services to London. The nearby A272 provides swift vehicular access to Hayward Heath which boasts faster commuter service to London (London/Victoria approx. 47 mins) and the motorway network of the A/M23. The picturesque 6,000 acres Ashdown Forest is also easily accessible via the A22 at nearby Nutley Village providing numerous scenic walks and outdoor pursuits.



## Uckfield, East Sussex, TN22

Approximate Gross Internal Area = 801 sq ft / 74.4 sq m  
Shed = 159 sq ft / 14.8 sq m  
Total = 960 sq ft / 89.2 sq m

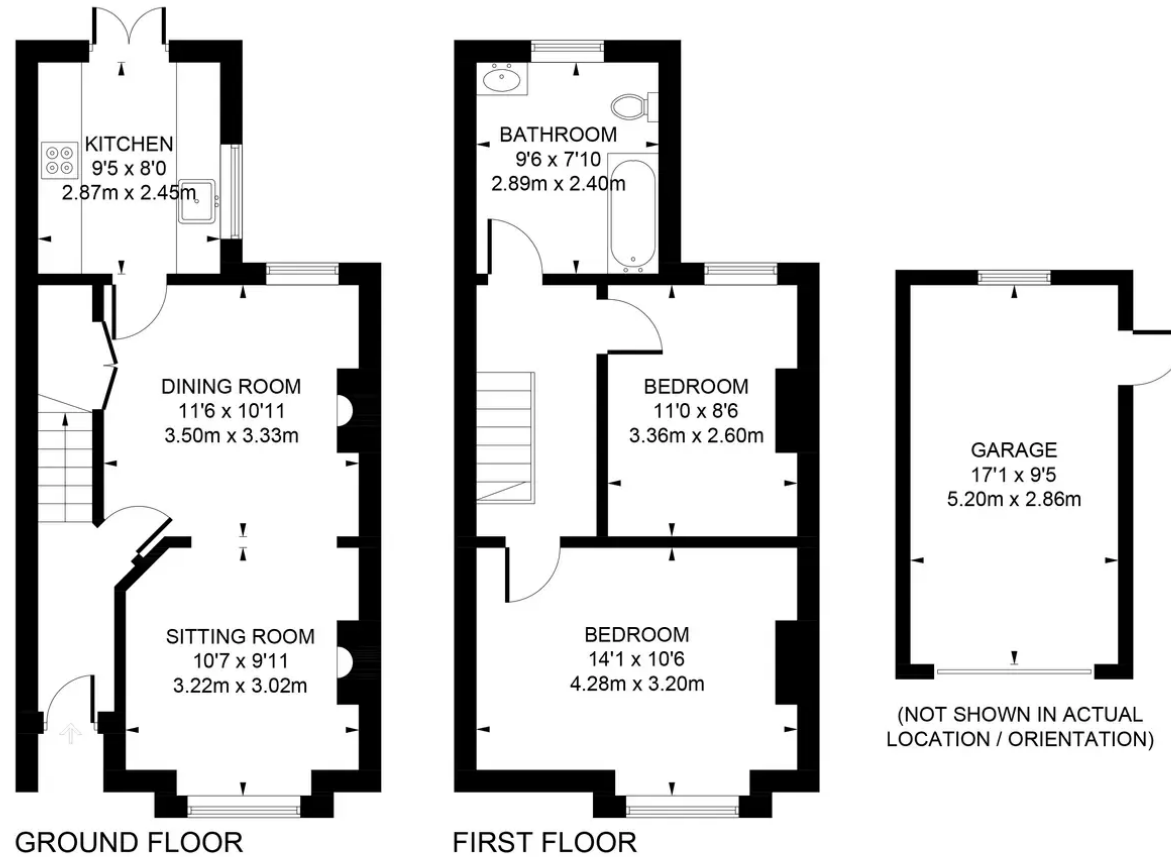


Illustration for identification purposes only, measurements are approximate, not to scale. [www.enviromapltd.co.uk](http://www.enviromapltd.co.uk) (ID1079535)

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