



4 Birch Path, Uckfield, TN22 1UD

Guide price: £400,000 - £450,000

**MANSELL
McTAGGART**
Trusted since 1947

4 Birch Path

Uckfield

A significantly extended 4 bedroom, 2 bathroom family home boasting a generous plot with a large double+ garage and driveway enviably positioned in this popular development a short walk from the local parade of shops, schooling for all ages and town centre.

This very spacious property has been significantly extended by the current owner to create a double length and double width garage with a principle bedroom suite above and benefits from, in brief, on the ground floor; a kitchen with a range of matching units to eye and base level and door to the rear garden, a dining area with patio doors leading to the rear garden seating terrace and living room with a log burning stove.

From the entrance hall a staircase rises to the first floor, offering; an impressive principle bedroom suite with a four-piece en-suite bathroom with separate shower cubicle and walk-in wardrobe, three further double bedrooms and a family bathroom with a shower above the bath.

Outside the property has gardens to the front and rear, the rear garden is south facing with a seating terrace immediately adjoining the rear of the property.

- Semi-detached family home
- 4 double bedrooms
- 2 bathrooms
- Principle suite with bathroom and walk-in wardrobe
- Double length and width garage
- Front and rear gardens
- Close to schooling
- Close to local shops
- Close to town centre





4 Birch Path

Uckfield

The property is approached via a private driveway which leads to the double garage, the garage is both double length and width benefitting from power and light with a personal door to the side of the property.

Birch Path 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.

Council Tax band: C

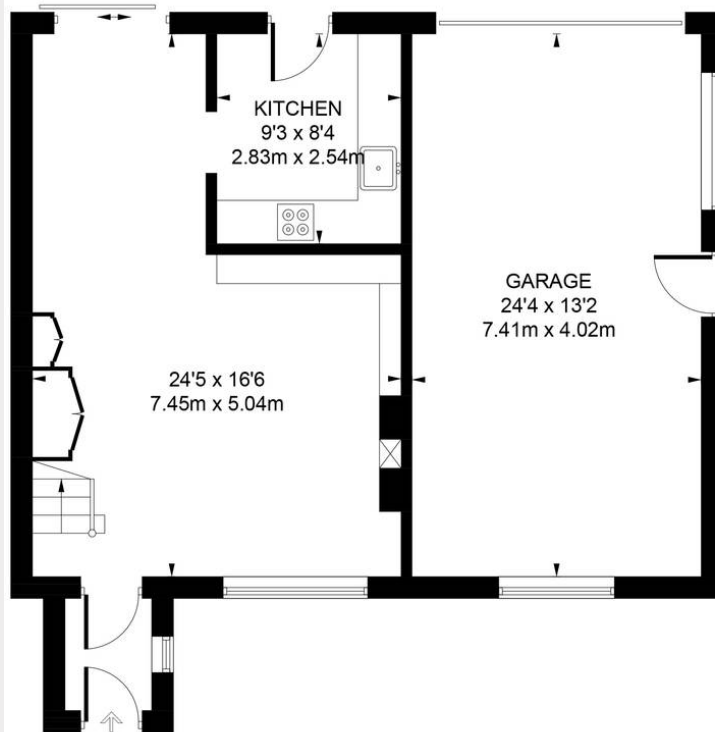
EPC:

Mains gas and drainage

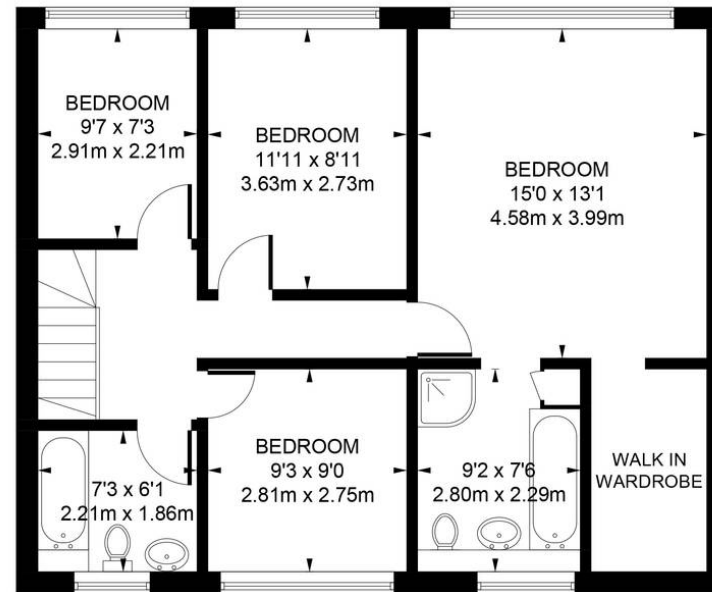


East Sussex, TN22

Approximate Gross Internal Area = 1187 sq ft / 110.3 sq m
Garage = 324 sq ft / 30.1 sq m
Total = 1511 sq ft / 140.4 sq m



GROUND FLOOR



FIRST FLOOR

Illustration for identification purposes only, measurements are approximate, not to scale. www.enviromapltd.co.uk (ID1131751)

Mansell McTaggart Uckfield

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

01825 760770

uf@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/uckfield

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.