



14 Millwood Close, Maresfield
Uckfield

Guide Price **£350,000 – £375,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

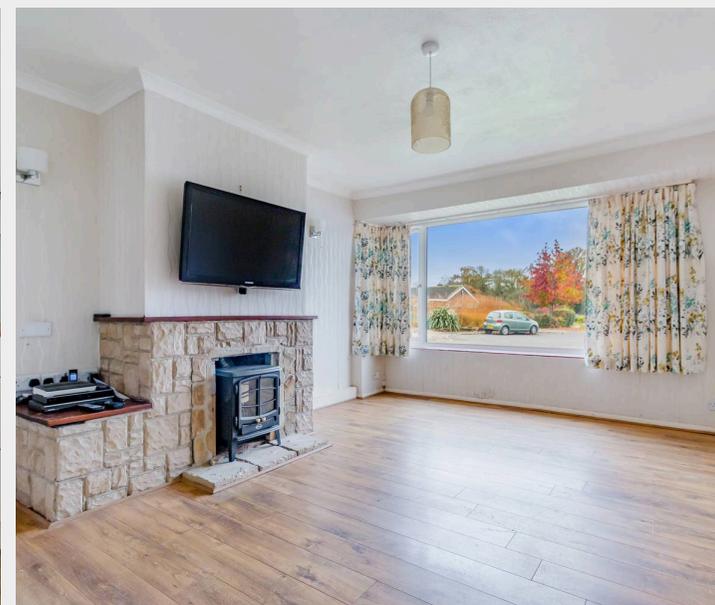
14 Millwood Close

Maresfield, Uckfield

A seldom found modern two bedroom semi-detached bungalow located at the end of a peaceful cul-de-sac, off a rarely used country lane, with a share driveway, detached garage and garden studio. Situated within walking distance of the village of Five Ash Down, which has a store/post office and public inn. The property enjoys a pleasant position behind a large level lawn and offers tremendous scope for improvement and enlargement to create contemporary open plan living accommodation.

The property is entered via a central hallway on the side of the property, there is a modern shower room found nearby which comprises a white suite and is fully tiled. The sitting room is a generous size and has a large picture window overlooking the front garden and central stone fireplace. The kitchen/breakfast room is double aspect and is fitted with a matching range of units to eye and base level. There are two double bedrooms, with the principal bedroom having an extensive range of built-in wardrobes. The second bedroom enjoys patio doors which give access to the rear garden.

Outside, the front of the property is approached via a gravel shared driveway which provides a useful parking space and in turn leads to a detached pitched roof garage. There is a level lawn to the front flanked by well stocked flower/shrub beds. The rear garden has a raised decked seating terrace and a detached timber garden studio. The remainder is laid to lawn, enclosed close board fencing.





14 Millwood Close

Maresfield, Uckfield

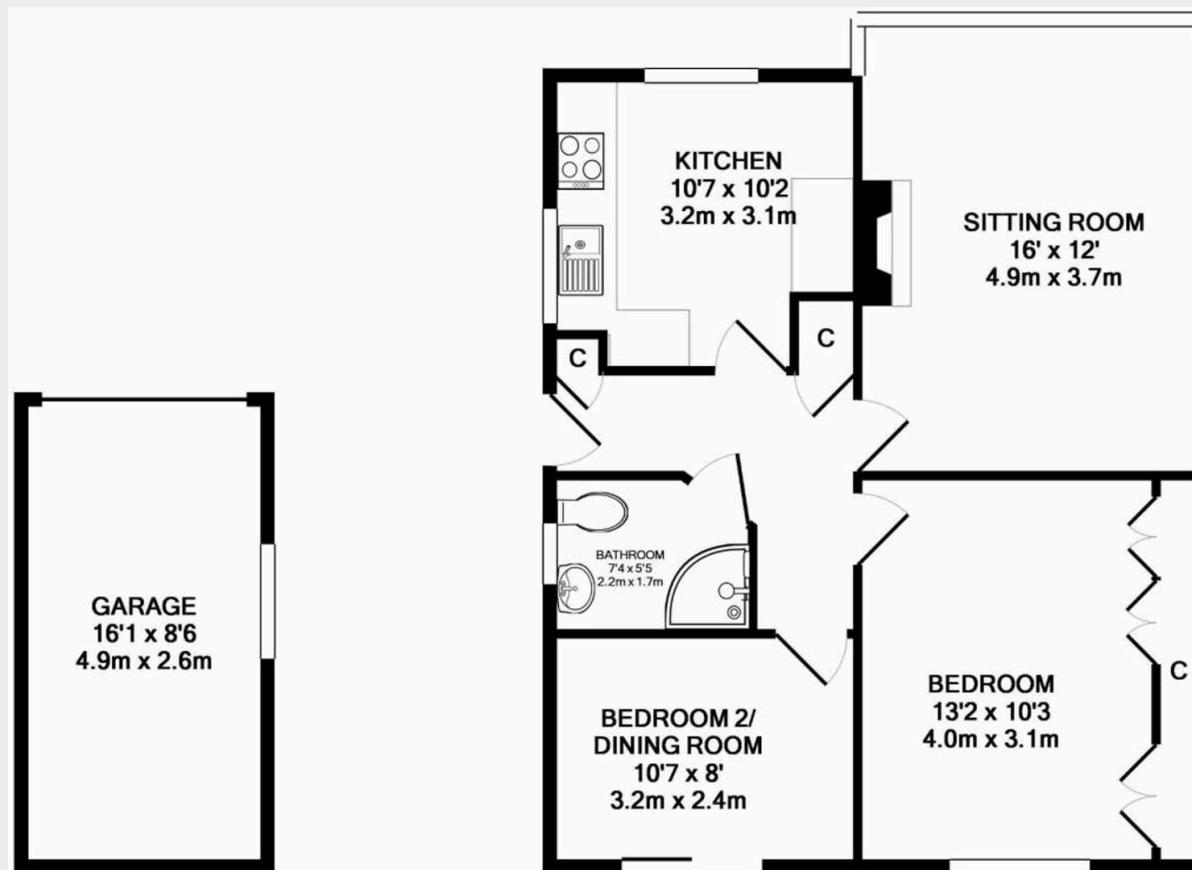
LOCATION

Millwood Close is a quiet cul-de-sac located off a rarely used lane close to the heart of the desirable village of Five Ash Down within walking distance of the post office, public inn and open countryside including the Wealden Way Walk. 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. Uckfield 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 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 Warringlid 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.

EPC: C

Council Tax band C.





TOTAL APPROX. FLOOR AREA 777 SQ.FT. (72.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2016

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.