



22 Keld Avenue, Uckfield. TN22 5BN

Uckfield

Guide Price **£450,000 – £475,000**

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22 Keld Avenue

Uckfield

A bright and spacious 3/4 bedroom, 2 bath/shower room character property enviably positioned a short walk from the town centre with its comprehensive range of shopping and leisure facilities and mainline train station. Boasting fibre internet to the door, a generous west facing walled garden with sun room and driveway.

Enjoying a generous westerly plot just a 'stone's throw' from the town centre this beautifully presented family home benefits from, in brief, on the ground floor; a useful entrance porch leading to the hallway with a downstairs WC, a kitchen breakfast room with a range of matching units to eye and base level and a peninsula breakfast bar, a dining room/snug with a log burning stove and an impressive living room with wooden flooring, large sliding doors opening onto the outside seating terrace and enjoys glorious sunsets.

From the entrance hall a staircase rises to the first floor offering; a principle bedroom with an en-suite shower room, two further double bedrooms, a modern family bathroom and a bedroom 4/dressing room/office.

Outside the west facing garden is walled and mainly laid to level lawn with a seating terrace immediately adjoining the rear of the property and at the far end of the garden a substantial sun room with power connect and a tiled roof which could be used as a home office. A gate provides rear access to the parking.





22 Keld Avenue

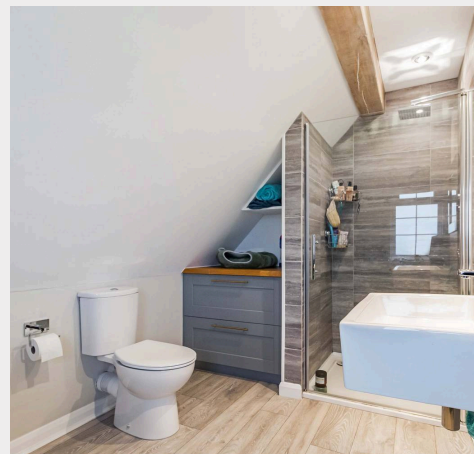
Uckfield

The front garden is enclosed by mature hedges with a gate providing pedestrian access, a path leads to the entrance porch.

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.

Council Tax band: D EPC Rating: D

Mains drainage and mains gas



- 3/4 bedrooms
- 2 bath/shower rooms
- West facing walled garden
- Short walk to town centre
- Log burning stove
- Character building
- Impressive 22 ft living room
- Entrance porch
- Modern kitchen
- Substantial garden room

Uckfield, East Sussex, TN22

Approximate Gross Internal Area = 1202 sq ft / 111.7 sq m

Studio = 129 sq ft / 12.0 sq m

Total = 1331 sq ft / 123.7 sq m

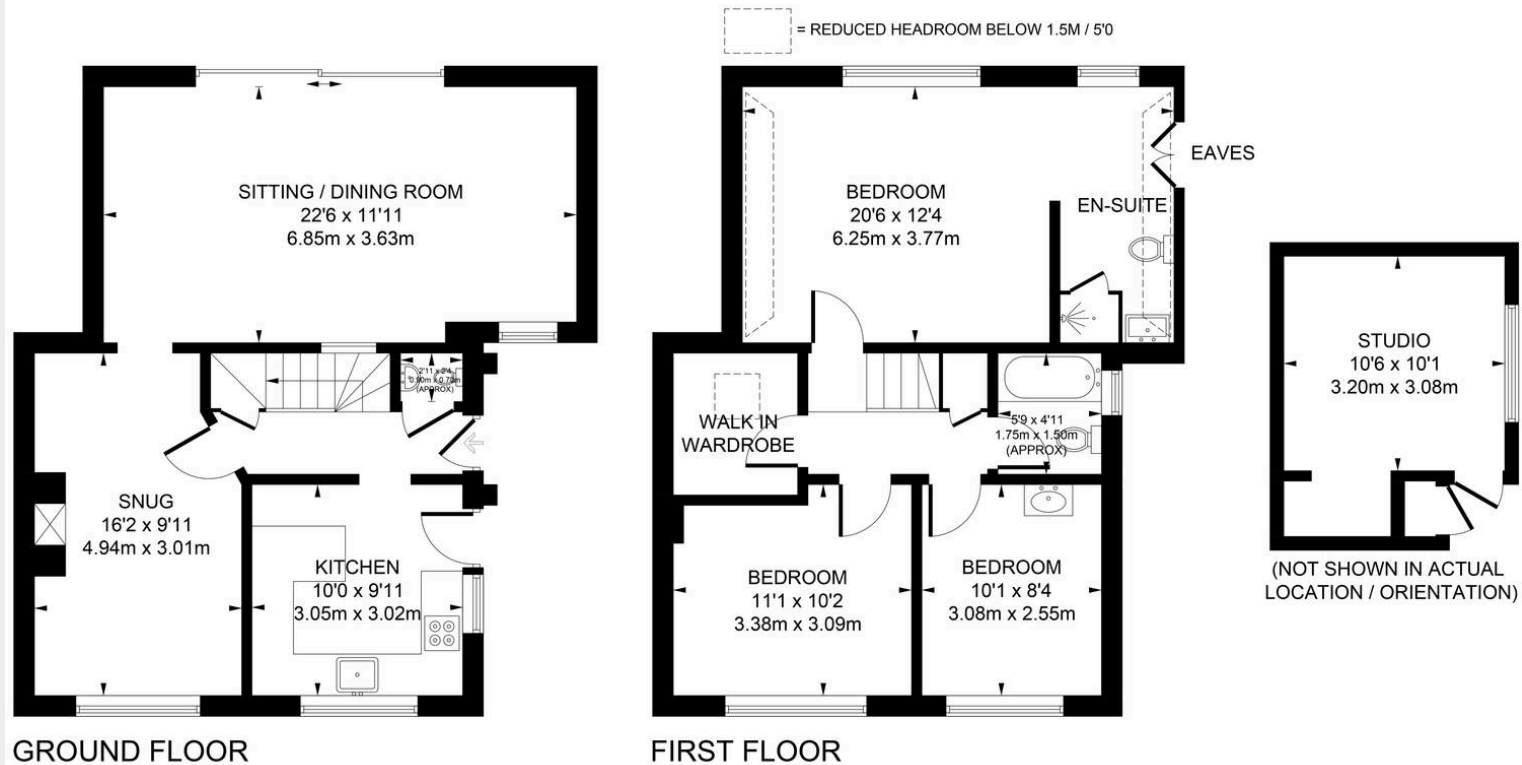


Illustration for identification purposes only, measurements are approximate, not to scale. www.enviromapltd.co.uk (ID1152488)

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