



22 Streatfield Road, Uckfield
Uckfield

£495,000
MANSELL
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22 Streatfield Road

Uckfield

A deceptively spacious and extended four double bedroom two bathroom semi-detached modern family home. Occupying a generous, pleasant corner plot adjoining the recreation ground beyond with a triple width driveway and integral garage. This stunning home enjoys an enviable position with a wonderful aspect to the rear across adjoining recreation ground. The property has been significantly extended and remodified internally by the current owner to provide an exceptional and spacious family home with large bedrooms. The rear garden is a particular feature of the property, generously sized, enjoying much seclusion and a westerly aspect.

The property is entered via a central hallway, there is a largely open plan living area, comprising a sitting room which continues through to a dining room having a sliding patio door accessing the rear garden. The kitchen/breakfast room measures 16' x 7'6" and is fitted with a matching range of units to eye and base level. To one side a personal door provides access to the integral garage.

The first floor provides a spacious landing four double bedrooms, a shower room, and a family bathroom. Both bathroom suites feature modern sanitary ware.

Outside, the front of the property is approached via the driveway, the rear garden is predominantly laid to level lawn flanked by mature hedging. A decked seating terrace adjoins the rear of the property, and a further stone terrace can be found towards the rear boundary. The whole enjoying a westerly aspect. Also having gated access to the playing fields





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Streatfield Road forms part of the highly desirable Rocks Park development is situated close to the heart of Uckfield High Street just off the western outskirts of town.

The popular Rocks Park primary school is within walking distance as is Uckfield town centre which offers a range of facilities which include a public cinema, library, supermarkets, several bars/restaurants and a variety of shops and stores providing day to day needs are within a short and convenient stroll. Uckfield railway station is also within walking distance offering rail services to London in just over an hour.

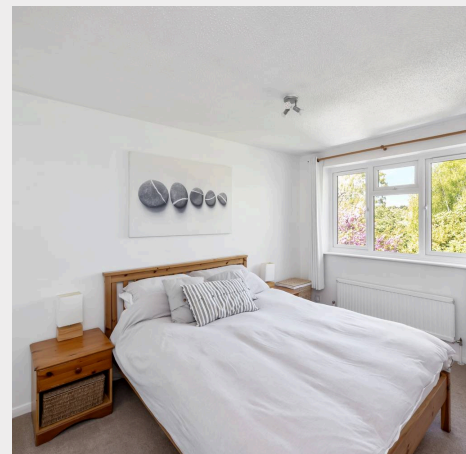
The nearby A272 offers swift vehicular access to Haywards Heath, which also offers a fast and regular commuter train service to London (Victoria/London Bridge both approx. 47 minutes). Additionally, there is good access to the motorway network A/M23 (approximately 18/19 miles). The picturesque Ashdown Forest can be found to the north of Nutley village and these fine open areas offer extensive walking and riding as well as the world famous 'Pooh Bridge' the inspiration behind A.A Milne's Winnie The Pooh books.

EPC: TBA

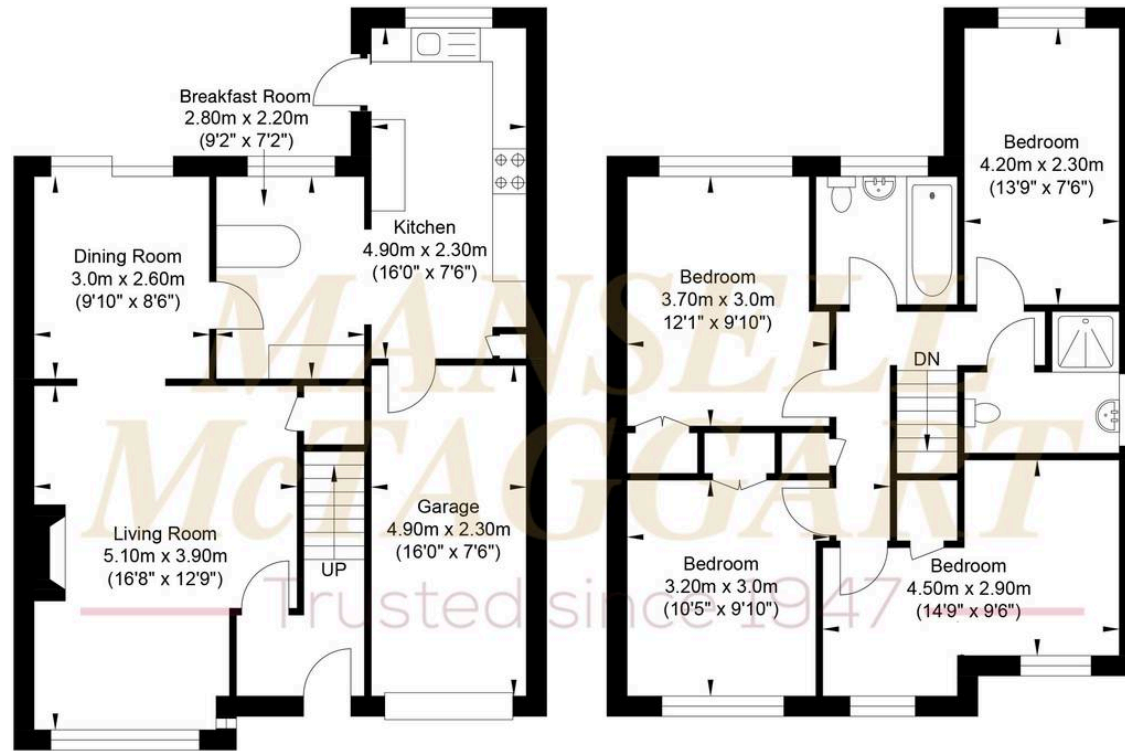
Mains drainage

GFCH

Council Tax band: D



Streatfield Road



Ground Floor
Approximate Floor Area
674.03 sq ft
(62.62 sq m)



First Floor
Approximate Floor Area
644.0 sq ft
(59.83 sq m)

Approximate Gross Internal Area (Including Garage) = 122.45 sq m / 1318.03 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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