

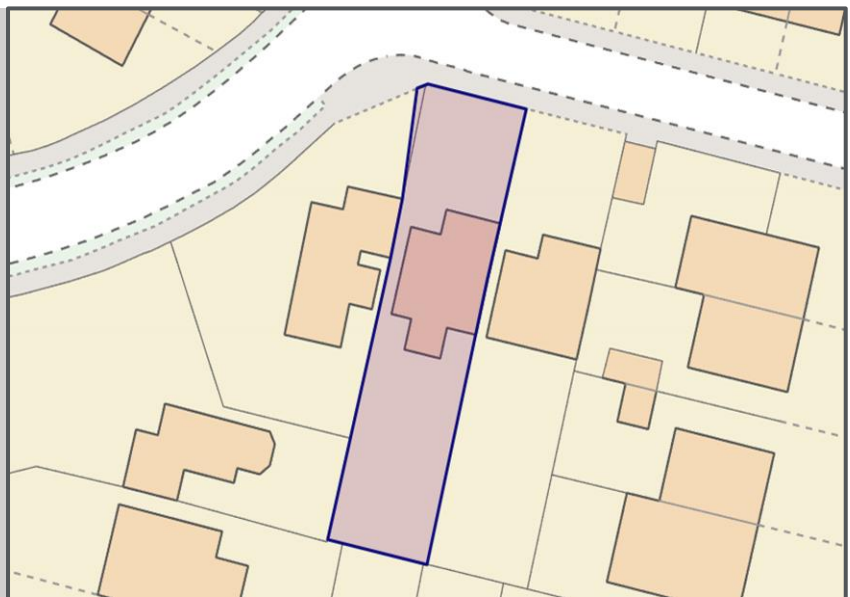
01825 703000 / 01892 489000  
info@peteroliverhomes.co.uk

Peter Oliver



Montacute Way, Uckfield, TN22 1TR

- ▼ Detached Family Home
- ▼ Well Presented Throughout
- ▼ 3/4 Bedrooms, 1 Bathroom
- ▼ Impressive Kitchen
- ▼ South Facing Garden
- ▼ Popular Location



### EPC RATING

Current:

62 | D

Potential:

83 | B

**Guide Price:**

**£475,000 - £500,000**



## Montacute Way, Uckfield, TN22 1TR

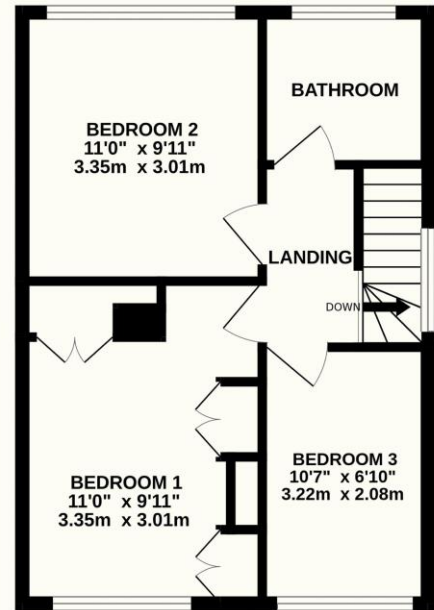
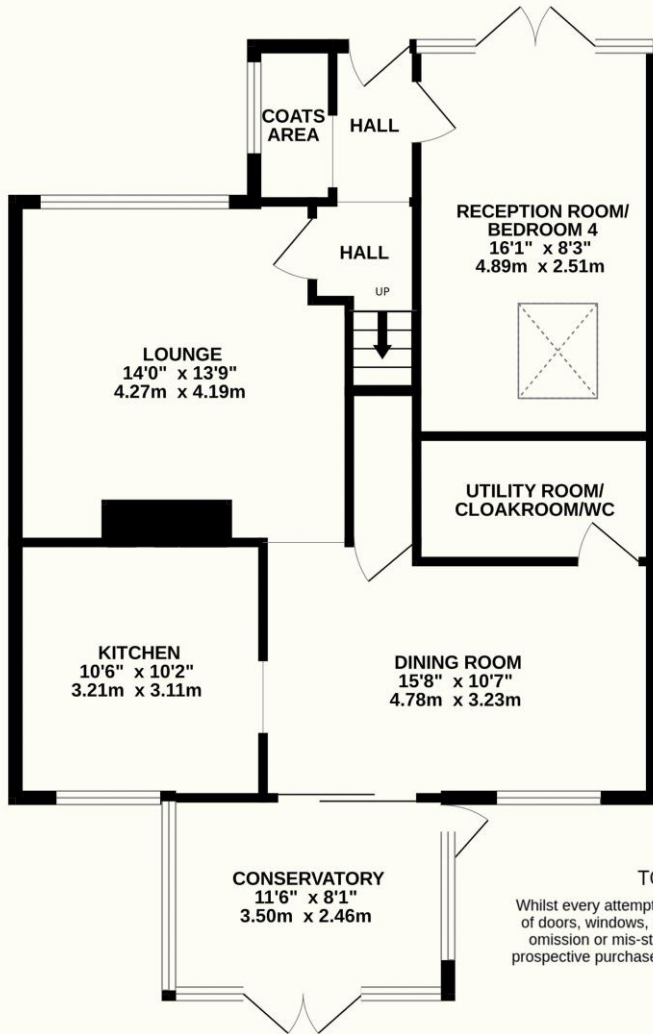
This is a lovely family home that has been modernised and improved throughout creating spacious accommodation presented in excellent order both inside and out. Comprising a 3/4 bedroom detached house there's plenty of space for a growing family. As you will see it has wonderful kerb appeal with a generous driveway to front and mix of mature shrubs welcoming you to the front door. A spacious entrance hall has an area to one side for coats and shoes, and on the other side a door leads to a converted garage now consisting of a ground floor 4th double bedroom/reception room. This room benefits from double glazed doors to front and large skylight overhead making this an excellent, naturally lit room. The remainder of the ground floor comprises a very well-presented lounge, extended dining room, utility/w.c, and a most impressive modern kitchen that has been thoughtfully enlarged. There is also a conservatory opening out to the beautiful south facing rear garden. Located on the first floor are three further well-proportioned bedrooms along with a bright family bathroom. The sunny rear garden offers a great level of privacy and enjoys a level lawn making this the perfect area for family and friends to all enjoy. Located just around the corner are schools for all ages along with the convenience of a Tesco Express store, and other useful amenities just a few strides away. Uckfield's bustling high street is also within easy reach by foot and benefits from a mainline train station with direct links to London.

Uckfield: 01825 703000  
Crowborough: 01892 489000  
Lettings: 01825 701030  
Info@peteroliverhomes.co.uk

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TOTAL FLOOR AREA : 1249 sq.ft. (116.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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TENURE: FREEHOLD

COUNCIL TAX BAND: D

MAINTENANCE/SERVICE CHARGE: N/A

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