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Peter Oliver



Mallard Drive, Ridgewood, TN22 5PW

- ▼ Semi-Detached House
- ▼ 2 Double Bedrooms
- ▼ Modern Kitchen & Bathroom
- ▼ Garage & Driveway
- ▼ Generous Rear Garden
- ▼ Popular Location



### EPC RATING

Current:

70 | C

Potential:

88 | B

**£335,000**



## Mallard Drive, Ridgewood, TN22 5PW

This property has a lot to offer and would be a perfect home for first time buyers, downsizers, or investors. Discreetly situated within a small cul-de-sac on the popular Harlands development, the property is positioned conveniently within the town. Uckfield High Street, mainline train station, schools, and other amenities are all accessible by foot. This semi-detached property benefits from a driveway leading to an attached single garage that is extremely useful as an additionally area to park a car or simply to be used as a secure storage space. The ground floor comprises an entrance hall opening into the front lounge that leads through to a modern and well-presented kitchen/breakfast room. Upstairs are two double bedrooms, and the family bathroom is also just as nicely finished. A great feature is the particularly generous rear garden that enjoys a patio leading to an expanse of lawn. Boasting a west facing garden you're sure to enjoy the afternoon and evening sunshine during the warmer summer months making this a great space to enjoy with family and friends.

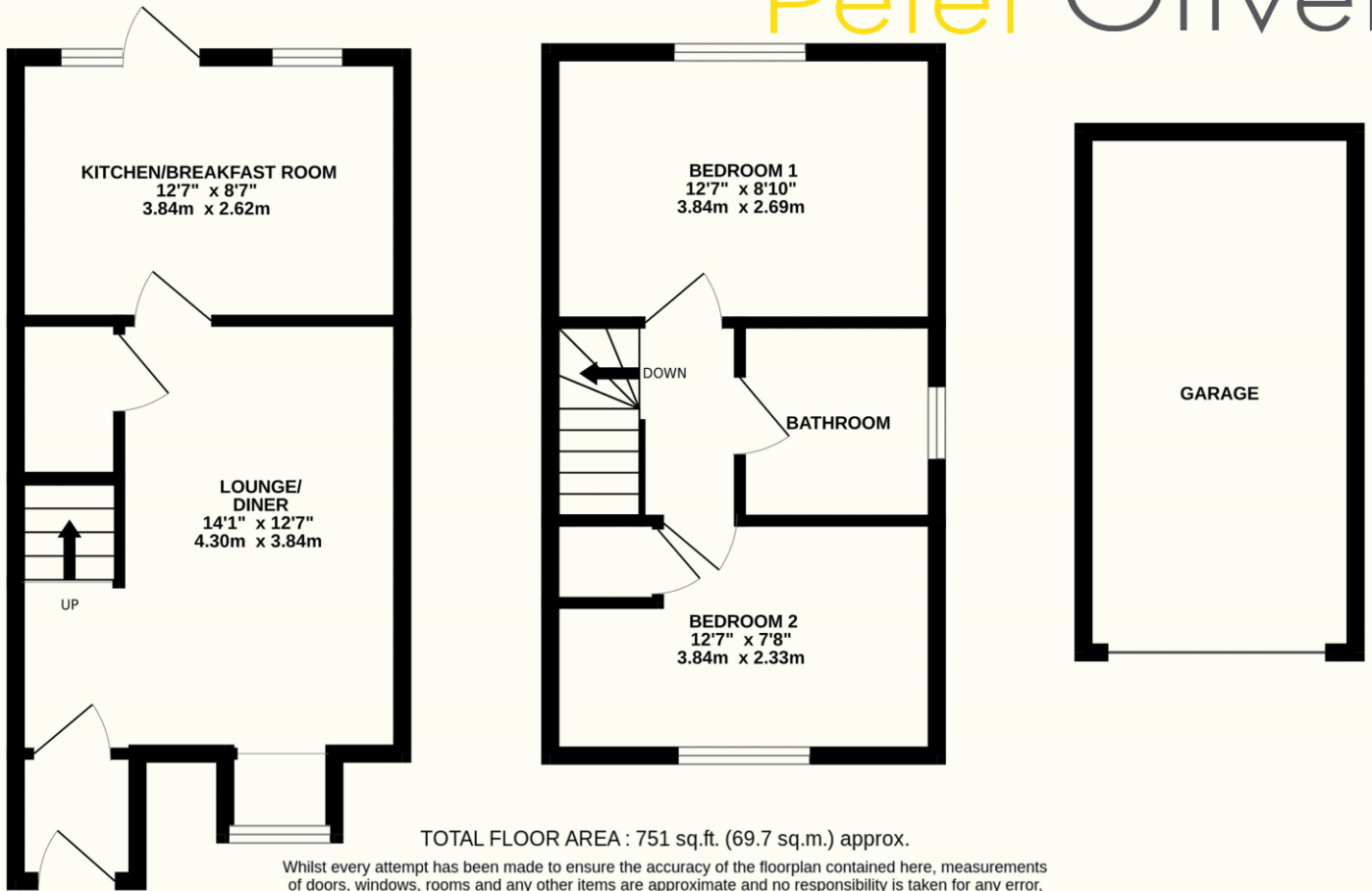
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 The Property  
Ombudsman

 The Property  
Ombudsman  
LETTINGS





TOTAL FLOOR AREA : 751 sq.ft. (69.7 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: C

MAINTENANCE/SERVICE CHARGE: N/A

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