



OAKFIELD



Saunders Close, Uckfield, TN22 2BX

Price Guide £575,000



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An attractive, gable-fronted and imposing family home, ideally positioned within the highly sought-after West Park — a perfect setting for families, just moments from the nature reserve and West Park Recreation Field.

This impressive property offers beautifully balanced accommodation across two floors, complemented by a private and secluded rear garden. From the moment you arrive, the home's kerb appeal is undeniable, with a generous driveway leading to a substantial double garage.

Step inside to a welcoming and spacious entrance hall that immediately sets the tone. The bright and airy dual-aspect lounge features a striking open fireplace — an ideal space to unwind. A formal dining room provides the perfect setting for entertaining family and friends, while the generous kitchen/breakfast room is well-equipped for everyday living and special occasions alike, with access to a useful utility room.

Upstairs, there are four well-proportioned bedrooms. The principal suite benefits from its own en suite bathroom and dressing area, while bedroom two also enjoys en suite facilities. A modern family bathroom serves the remaining bedrooms.

Outside, the rear garden offers a private haven — perfect for summer barbecues and outdoor entertaining, with plenty of space for children to play. The garden also provides access to the large garage (measuring approximately 20'7" x 17'10").





Living Room

22'9" x 11'5" (6.93m x 3.48m)

Dining Room

11'3" x 9'5" (3.43m x 2.87m)

Kitchen

12'7" x 9'10" (3.84m x 3.00m)

Utility Room

W/C

Bedroom One

18'8" x 9'1" (max) (5.69m x 2.77m (max))

Bedroom Two

13'7" x 9'8" (4.14m x 2.95m)

Bedroom Three

12'9" x 8'11" (3.89m x 2.72m)

Bedroom Four

9'0" x 5'10" (2.74m x 1.78m)

Bathroom

8'11" x 5'2" (2.72m x 1.57m)

Ensuite

Shower Room

Double Garage

20'7" x 17'10" (6.27m x 5.44m)

Council Tax Band F - £3,882.51 Per Annum

Floor Plan

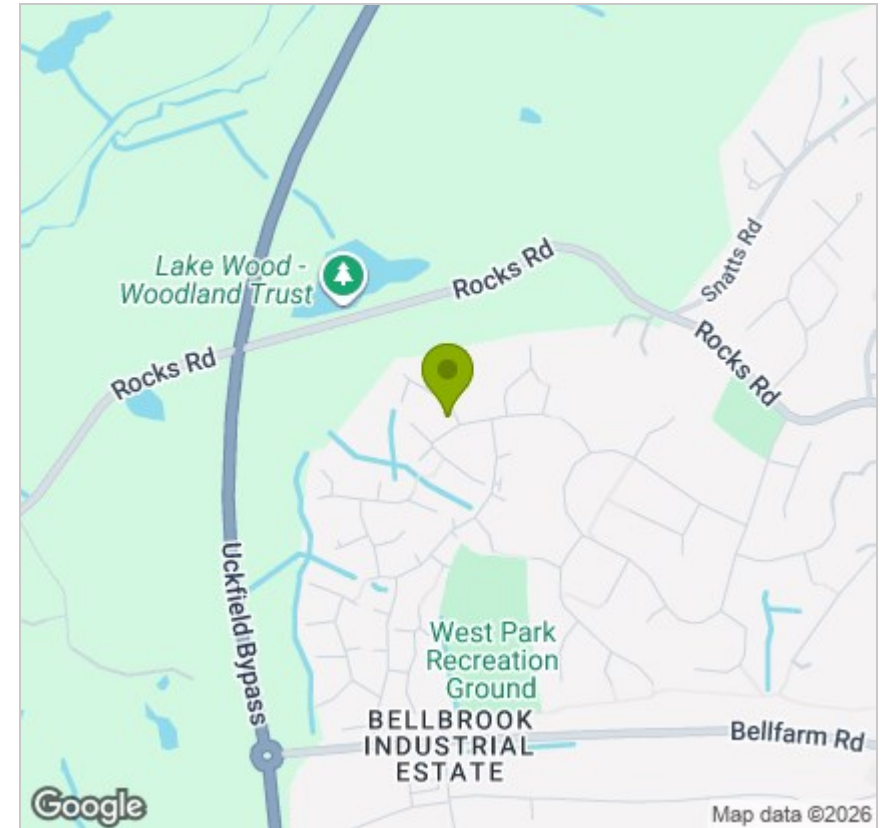


Viewing

Please contact us on 01825 762132 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	