

The Laurels, Uckfield, TN22 1XE

Asking Price £375,000

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CHAIN-FREE!!! Price Guide £375,000 - £400,000. Peaceful Cul-de-Sac Setting with Excellent Family Appeal

Tucked away in a quiet cul-de-sac, this well-presented three-bedroom home offers a wonderful sense of peace and tranquillity, while being ideally positioned for walks into town and the beautiful Buxted Park. With a children's play area close by, it's a particularly appealing choice for families.

On arrival, the property immediately impresses with ample off-road parking and a garage to the side. The welcoming entrance hall provides access to the cloakroom, with stairs rising to the first floor, while a further door leads into the spacious lounge.

The lounge flows naturally into a formal dining area, creating a versatile space that's perfect for both relaxing and entertaining. The well-equipped kitchen provides everything needed for family mealtimes. Sliding doors from the lounge lead into the conservatory, which also benefits from direct access to the garage.

Upstairs, there are three well-proportioned bedrooms, all served by a modern shower room. Outside, the private rear garden is a real highlight, offering a good degree of seclusion and plenty of space for children to play, outdoor entertaining and summer BBQs.

A peaceful family home in a desirable setting, combining generous living space, excellent parking and a private garden with easy access to the town and surrounding countryside.

























Reception Room
14'1" x 12'10" (4.29m x 3.91m)

Dining Room
9'10" x 7'11" (3.00m x 2.41m)

Kitchen
9'10" x 7'11" (3.00m x 2.41m)

Bedroom One
10'6" x 9'6" (3.20m x 2.90m)

Bedroom Two
11'6" x 9'6" (3.51m x 2.90m)

Bedroom Three
7'3" x 6'11" (2.21m x 2.11m)

Shower Room
6'3" x 6'3" (1.91m x 1.91m)

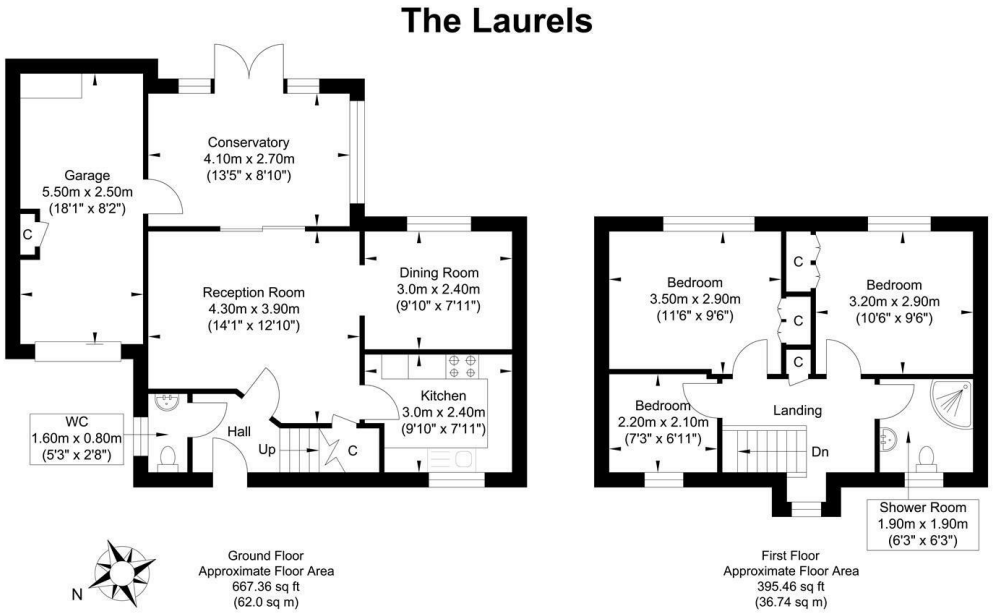
WC
5'3" x 2'8" (1.60m x 0.81m)

Conservatory
13'5" x 8'10" (4.10m x 2.70m)

Garage
18'1" x 8'2" (5.51m x 2.49m)

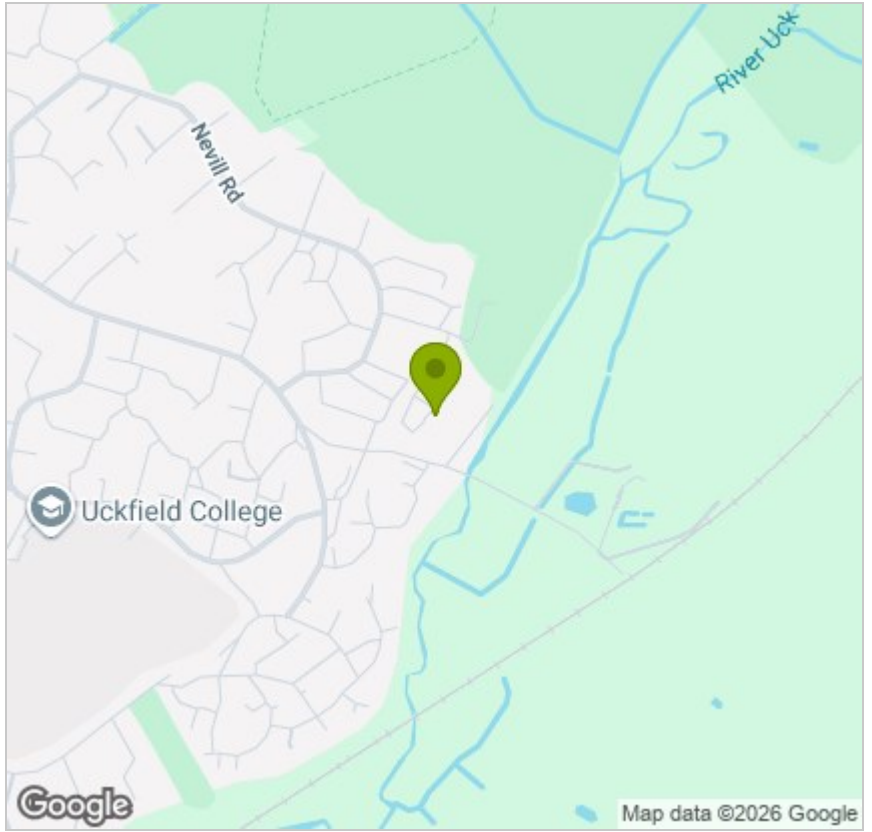
Council Tax Band D - £2,728.43 Per Annum

Floor Plan

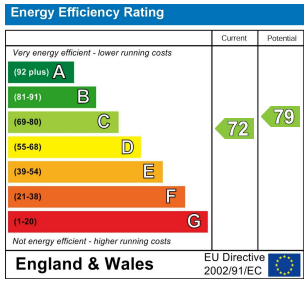


Approximate Gross Internal Area (Excluding Garage) = 84.48 sq m / 909.33 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Area Map



Energy Efficiency Graph



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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