



OAKFIELD



Rocks Park Road, Uckfield TN22 2AX

Price Guide £400,000



## Rocks Park Road, Uckfield TN22 2AX

GUIDE PRICE OF £400,000 -  
£425,000

Situated on Rocks Park Road, within the highly sought-after Rocks Park area of Uckfield, this well-presented three-bedroom family home offers a wonderful combination of comfort, convenience, and lifestyle.

Perfectly positioned just a short walk from the highly regarded Rocks Park Primary School, the local nature reserve, and the doctors' surgery, the property enjoys an enviable location for families and commuters alike. Uckfield town centre is within easy reach, offering a comprehensive range of shops, including two supermarkets, a variety of restaurants and public houses, and a mainline railway station with direct links to London Bridge.

Inside, the home features a bright and open kitchen/diner, a welcoming living room, and three well-proportioned bedrooms. The family bathroom includes a bath with an overhead shower, combining practicality with comfort.

Outside, the property benefits from a private driveway and a single garage, providing off-road parking and additional storage. The sunny rear garden offers a peaceful space for relaxation, play, or entertaining.

Beautifully maintained and ideally located, this charming home represents an excellent opportunity to join a friendly and established community in one of Uckfield's most desirable areas.





**Sitting Room**

15'11 x 11'3 (4.85m x 3.43m)

**Kitchen/ Dining Room**

15'11 x 11'8 (4.85m x 3.56m)

**Garage**

16'11 x 10'4 (5.16m x 3.15m)

**Bedroom**

15'11 x 9'5 (4.85m x 2.87m)



**Bedroom**

11'8 x 6'7 (3.56m x 2.01m)

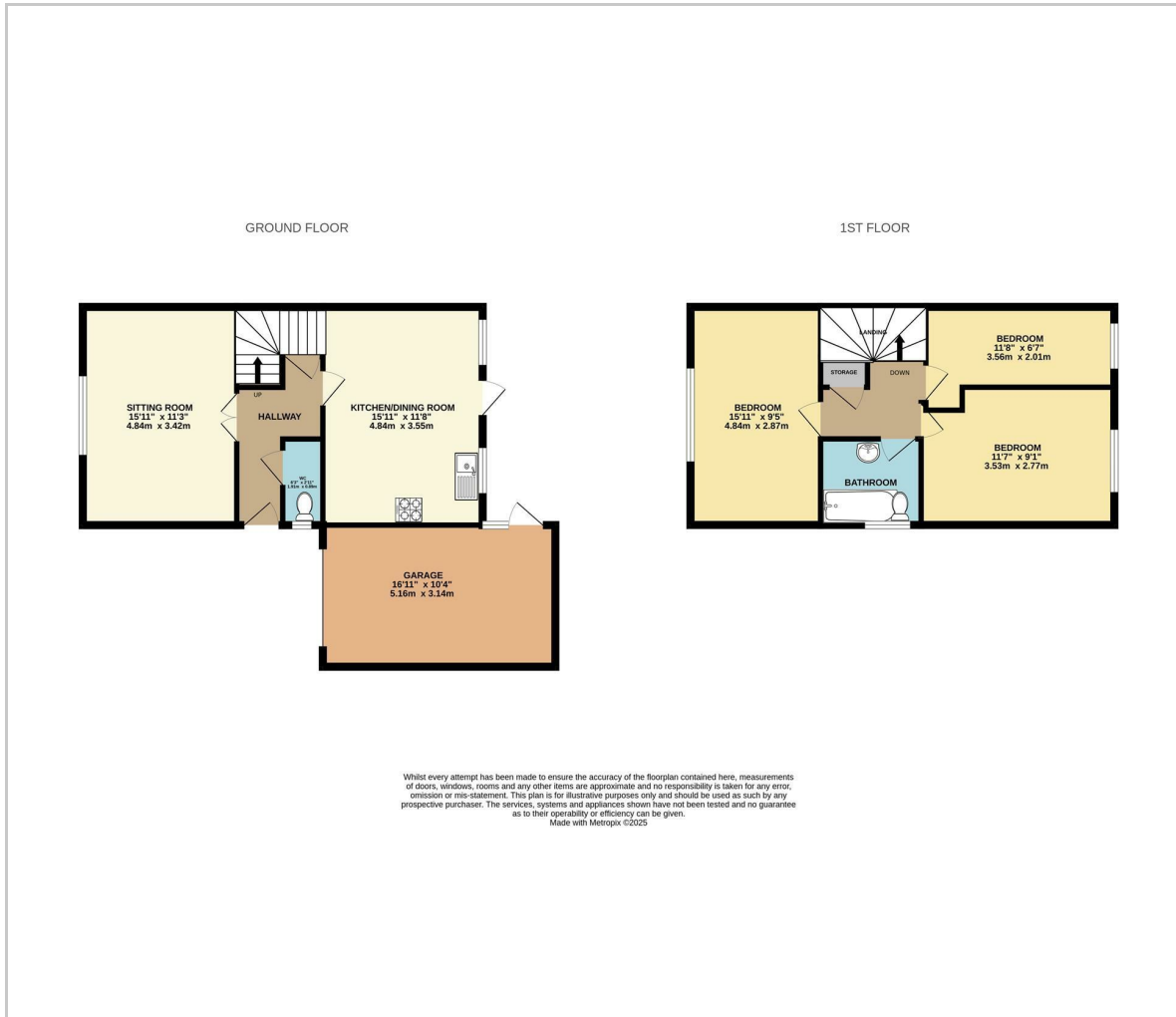
**Bedroom**

11'7 x 9'1 (3.53m x 2.77m)

**Council Tax band D - £2608**



## Floor Plan



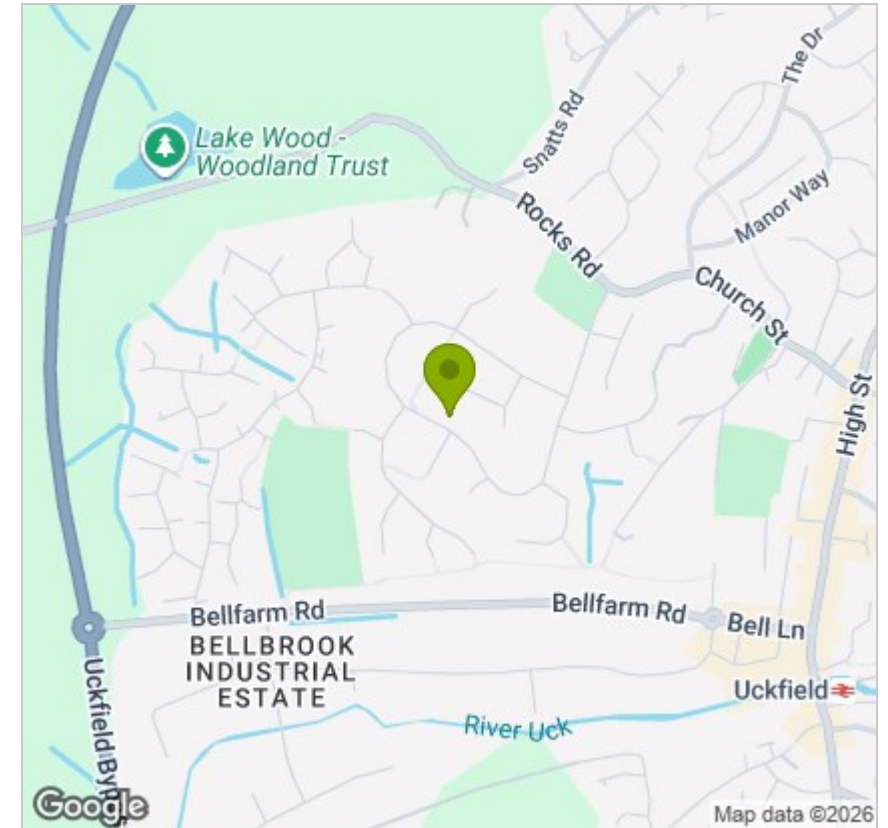
## Viewing

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

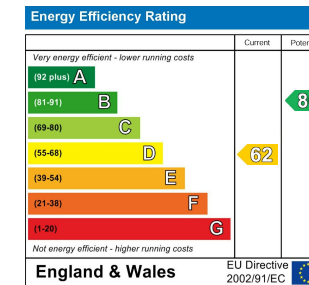
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## Area Map



## Energy Efficiency Graph



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