



Muntins Too Crowborough Road, Nutley TN22 3HU

£650,000  
**MANSELL  
McTAGGART**  
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# Muntins Too Crowborough Road

Nutley, Uckfield

A deceptively spacious, energy efficient three bedroom detached bungalow occupying a pleasant corner plot with a south facing rear garden, detached garage, and garden studio. Situated on the edge of the Ashdown Forest in this ever desirable village.

Muntins Too is a seldom found property having been significantly improved by the current owners to provide a beautifully finished modern home with a fully landscaped rear garden. The property boasts green efficient infrastructure with an air source heat pump, solar panels, and storage batteries.

The spacious accommodation is entered via a hallway with a cloakroom found nearby, there are three double bedroom lying to one side of the property and a beautifully tiled shower room. The main living area is open plan, enjoying a triple aspect and defined by a sitting room with a wood burning stove, bifold doors opening to the rear garden and a dining area. The kitchen has been beautifully fitted with a matching range of contemporary units and integrated Miele appliances, continuing off the kitchen is a glazed boot room/rear porch with access to the garden.

Council Tax band: F





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Outside, there is a great driveway providing parking for several vehicles which in turn leads to the detached garage. The rear garden has an extensive stone seating terrace, with a manicured lawn, established flower and shrub beds, a further seating area and to one side is a well-appointed timber studio. The whole enclosed by hedging, affording complete seclusion and enjoying a southerly aspect.

- A deceptively spacious energy efficient three bedroom detached bungalow with a detached garage and garden studio
- Situated on the edge of the Ashdown Forest
- Significantly improved and beautifully finished
- Stunning completely secluded south facing rear garden
- Impressive open plan living room with wood burning stove, bi-fold doors and dining area
- Fully tiled shower room
- Kitchen with integrated Mielie appliances
- Three double bedrooms
- Cloakroom



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Approximate Gross Internal Area (Excluding Garage / Outbuilding) = 99.57 sq m / 1071.76 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Uckfield

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