



8 Queens Approach, Uckfield TN22 1RU

Guide Price £315,000 – £325,000

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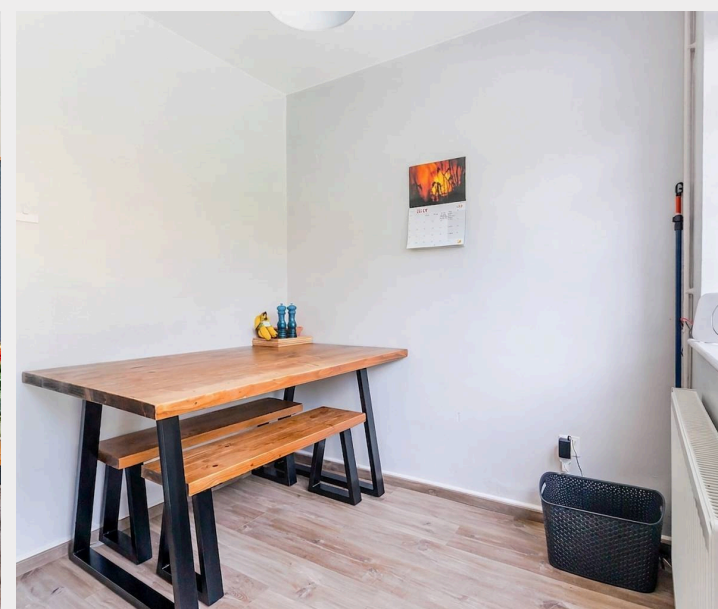
# 8 Queens Approach

## Uckfield

A pleasantly positioned two bedroom Georgian style mid terrace home occupying a beautifully maintained rear garden with a single garage en-bloc, situated in a peaceful traffic free position overlooking an attractive communal green.

The property is beautifully presented throughout and comprises in brief on the ground floor: an entrance lobby, a bay fronted sitting room enjoying views across the communal green through to a modern kitchen/breakfast room fitted with a range of matching units to eye and base level with a patio door giving access to the rear garden.

- Peaceful traffic free position overlooking a communal green
- Modern kitchen/breakfast room
- Two double bedrooms
- Landscaped rear garden with patio seating area
- Beautifully presented two bedroom Georgian style mid-terrace home
- Spacious bay fronted sitting room
- Single garage en bloc with off road parking





## 8 Queens Approach

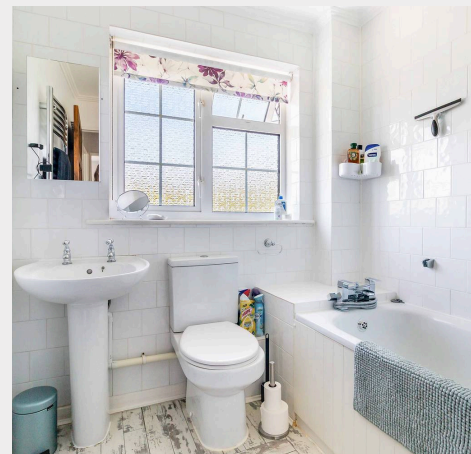
### Uckfield

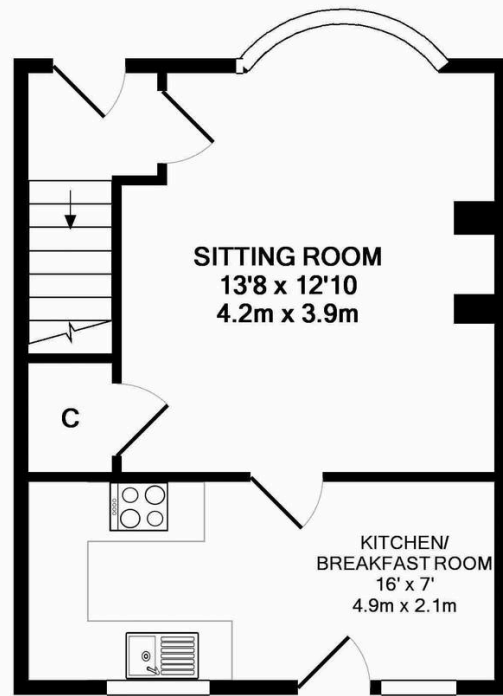
From the entrance lobby, a staircase rises to the first floor which provides two double bedrooms and a modern family bathroom fitted with a white suite and shower above the bath.

The rear garden is a particular feature, having been thoughtfully landscaped to provide a seating terrace immediately adjoining the rear of the property, an area of level artificial lawn bordered by close board fencing, with a rear gate providing access to a discreet driveway leading to the single garage found en-bloc.

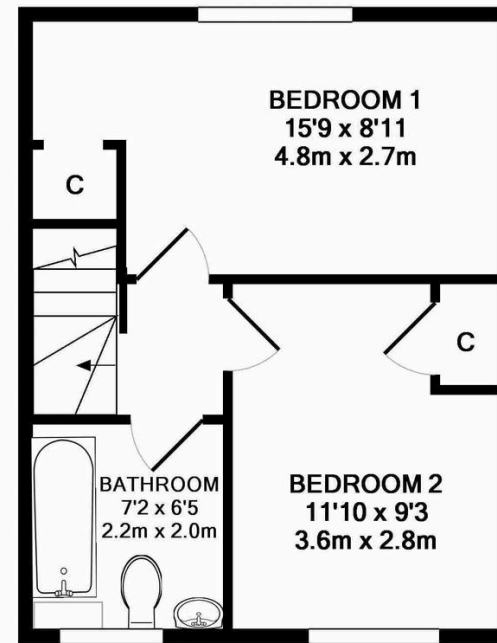
Outside, the front of the property is approached via the attractive communal green with a pathway leading through the front garden.

Queens Approach is situated on the fringes of the estate, within a short stroll of the picturesque Buxted Park offering fine scenic walks. A small parade of shops is also nearby including a Tesco Express whilst both primary and secondary schools together with a popular leisure centre are also within striking distance. Uckfield town centre is within walking distance and offers a comprehensive range of shopping and leisure facilities including a cinema, several bars/restaurants as well as a popular leisure centre and railway station providing services to London.





GROUND FLOOR  
APPROX. FLOOR  
AREA 334 SQ.FT.  
(31.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 330 SQ.FT.  
(30.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 664 SQ.FT. (61.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Mansell McTaggart Uckfield

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