



**13 Cedar Avenue, Haywards Heath**

Guide Price **£450,000**

# 13 Cedar Avenue

Haywards Heath

Set back off Rocky Lane in a convenient edge-of-town location, this modern 3-bedroom terraced house offers a great fusion of contemporary living and practicality, making it an ideal family home. With a pleasing exterior and generous interior spaces, this property has a real welcoming charm.

Upon entering the hallway, you have the well appointed kitchen on your left, complete with built in appliances and a range of floor and wall cabinets. Moving further into the house you will find the downstairs wc hidden away beneath the stairs, and last but not least, a really spacious reception room that doubles as your dining and sitting rooms. The rear of the room has a glazed ceiling, bringing in heaps of natural light and with patio doors out to the garden it's just a lovely space for entertaining.

Heading upstairs to the first floor we have two good-sized bedrooms that provide comfortable accommodation for family members or guests and the main bathroom. Heading up again, the principle bedroom is a peaceful retreat complete with an ensuite bathroom, offering a private sanctuary away from the hustle and bustle of daily life. The main bedroom is further complemented with a walk-in closet and an additional generous storage cupboard in the ensuite.





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The property is situated a mere 2 miles from Haywards Heath station, making it an ideal choice for commuters seeking a harmonious balance between work and home life. In addition to its proximity to transportation links, the property also benefits from a garage and parking space, providing added convenience for occupants with vehicles.

Being built in 2012 this property is not only aesthetically pleasing but also offers the advantage of contemporary features and energy-efficient amenities, ensuring a comfortable and sustainable living environment for its residents.

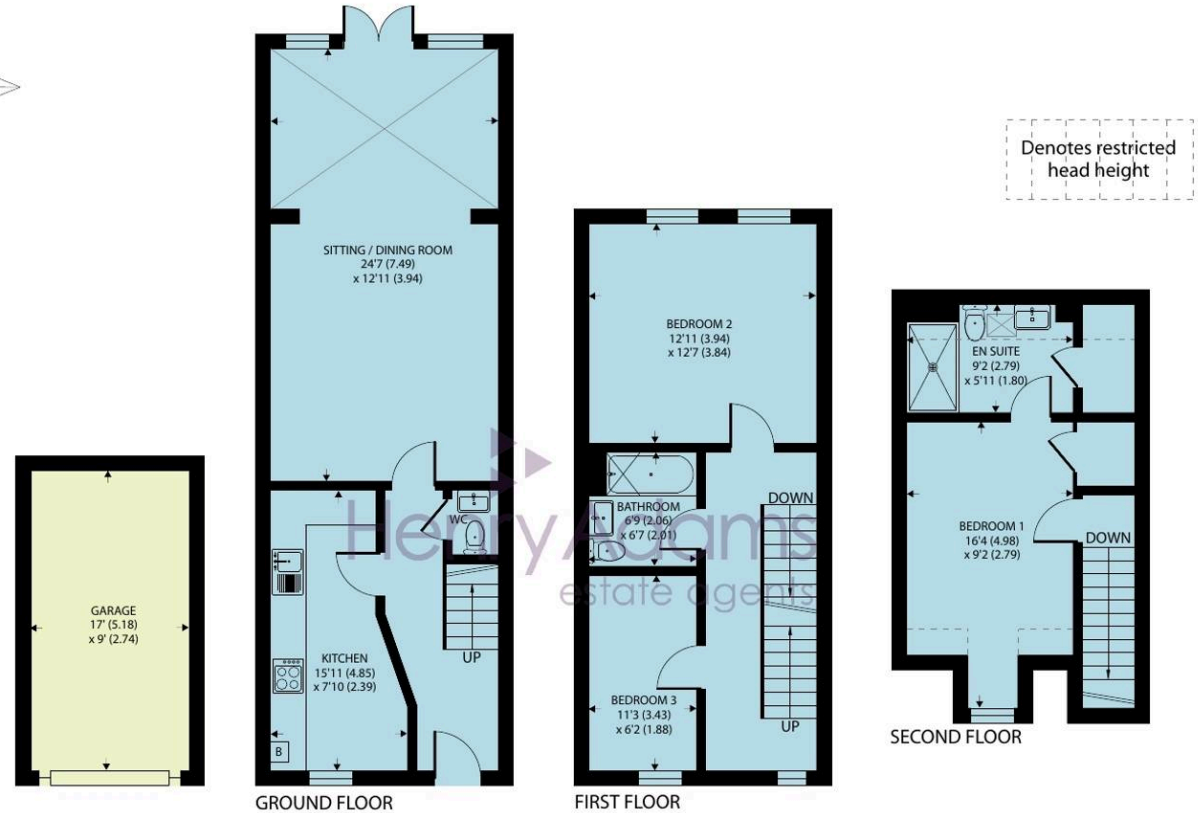
With its practical layout, desirable location, and attractive features, this property is sure to appeal to a wide range of discerning buyers looking to make a smart investment in their future living arrangements.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:



## 13 Cedar Avenue, Haywards Heath, RH16 4UQ

Approximate Area = 1181 sq ft / 109.7 sq m

Limited Use Area(s) = 37 sq ft / 3.4 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 1371 sq ft / 127.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for Henry Adams. REF: 1174060



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