



16 Laburnum Way, Haywards Heath

Guide Price £475,000


Henry Adams
estate agents

Laburnum Way, Haywards Heath

Nestled in a sought-after residential area, this charming 4-bedroom semi-detached house presents a wonderful opportunity for families and investors alike. Boasting a generous 1300 sqft of accommodation, this versatile home offers a perfect blend of space and potential. The ground floor comprises a spacious living room, a separate dining room and rear conservatory to the garden as well as patio doors from the living room. The kitchen is at the front of the property and fitted with matching cabinetry offering good storage, and there is a separate downstairs cloakroom in the entrance porch.

Upstairs, the property features four well-proportioned bedrooms, with an en-suite shower room to the main bedroom, and a separate family bathroom. The southerly facing rear garden provides a peaceful retreat, ideal for outdoor dining and entertaining. With the added benefit of driveway parking for two cars, this property offers both convenience and comfort. This delightful home also presents the exciting prospect for modernisation, allowing the new owners to put their own stamp on this well-loved property. Offered with no onwads chain, this home is ready for its next chapter.

The garage has been part converted by the current owners to provide an office space to the rear and storage to the front. From the living room, you would go out to the into the tranquil outdoor space, where the expansive southerly facing rear garden awaits. Surrounded by mature trees and lush greenery, this private oasis is the perfect spot for relaxation and recreation. Whether you're hosting a summer BBQ or unwinding after a long day, this garden offers a serene setting for all occasions.





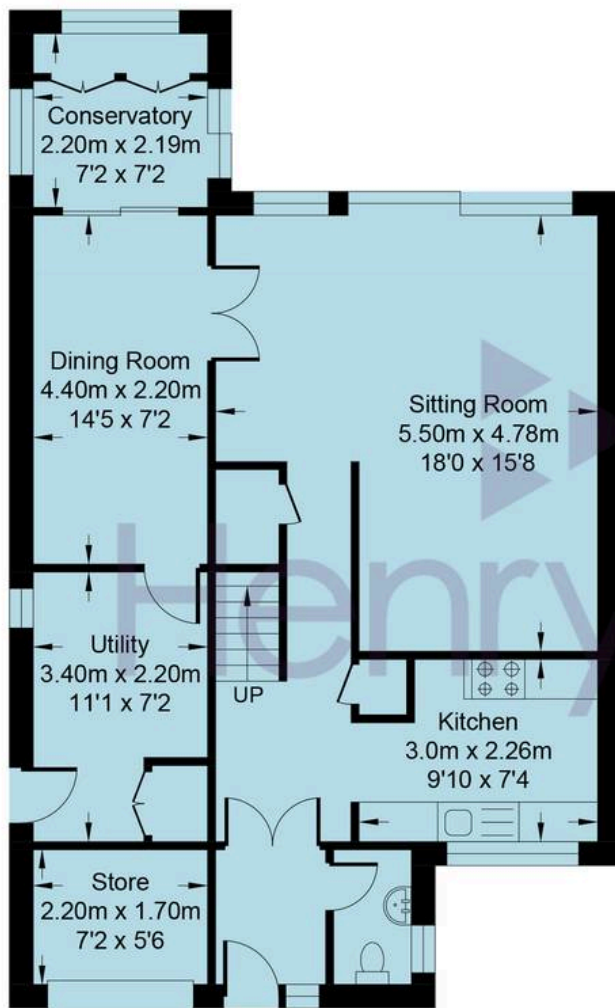
Additionally, the driveway parking for two cars ensures that convenience is never compromised. Set within a peaceful residential neighbourhood, this property provides a rare opportunity to create a bespoke living space tailored to your needs. With its prime location, versatile layout, and ample outdoor space, this semi-detached house is a hidden gem waiting to be discovered. Embrace the potential and make this property your own today.

Laburnum Way is ideally situated within a short walk of a Tesco Express, doctors surgery and chemist, Northlands Wood Primary School and the Princess Royal Hospital. Haywards Heath mainline train station and town centre are also within easy reach. Haywards Heath town centre provides extensive shopping facilities including Orchards Shopping Centre and cafes, as well as a variety of bars & restaurants situated on The Broadway. Schools are well represented with Oathall Secondary School, St Joseph's Primary School, St Wilfrid's Primary School and Warden Park Primary School all located within walking distance. The surrounding area is also the home of several excellent independent schools including Hurstpierpoint College, Ardingly College, Worth Abbey, Great Walstead, Cumnor House and Burgess Hill Girls. Haywards Heath mainline station is located within walking distance from the house and offers regular services to London (approximately 47minutes to London Bridge/Victoria), Brighton (20 minutes) and Gatwick Airport (20 minutes). By car, surrounding areas can be accessed via the A272 and A23/M23 with links to Brighton, Gatwick Airport and London.

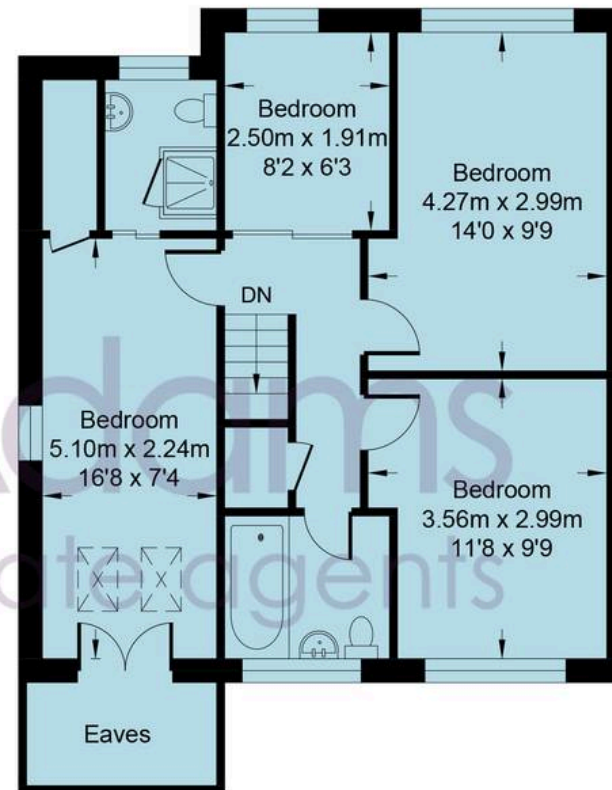
Council Tax band: D/Tenure: Freehold

EPC Energy Efficiency Rating: D





GROUND FLOOR



FIRST FLOOR



Laburnum Way

Approximate Area (Including Store) = 1342 sq ft / 124.7 sq m

Total = 1298 sq ft / 1342 sq m

For identification only - not to scale



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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.