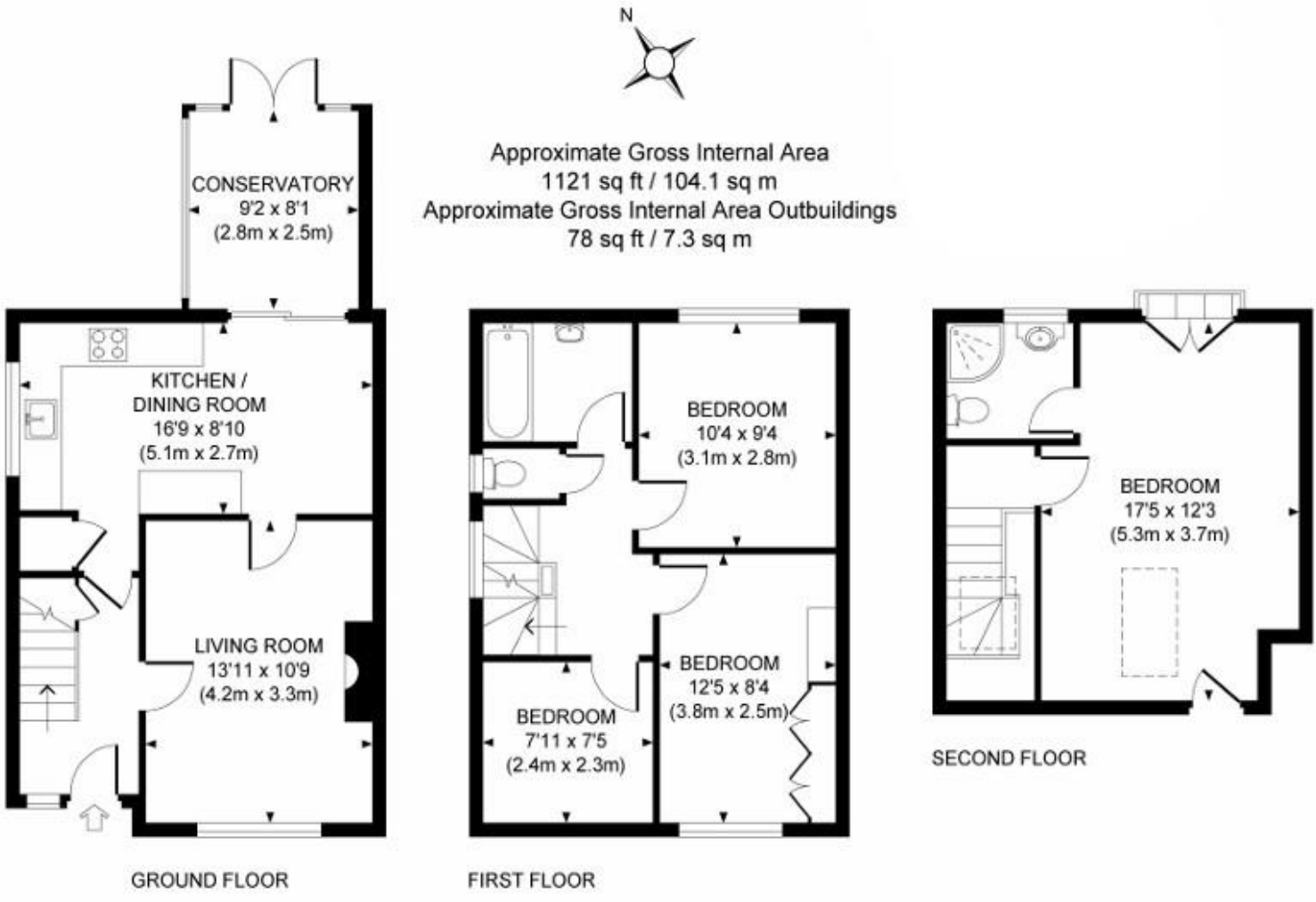


the floorplan...



PLEASE WATCH THE VIDEO

An extended 4 bedroom, 2 bathroom semi-detached house tucked away in a cul-de-sac on the southern side of town within a short walk of the town centre, several schools and 20 mins to the railway station

24 Bruce Close
Haywards Heath
West Sussex
RH16 4QE

Guide Price £400,000-£425,000
Freehold



more details from...

call: Haywards Heath office: **01444 456431**
email: hh@mansellmctaggart.co.uk
web: www.mansellmctaggart.co.uk

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Trusted since 1947

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in brief...

- PLEASE WATCH THE VIDEO
- 4 bedroom house in cul-de-sac location
- Enormous top floor main bedroom with en-suite shower room
- 3 good sized first floor bedrooms
- Lounge with plantation shutters & open fireplace
- Family sized kitchen/breakfast room & conservatory
- Easy walk to several schools & hospital
- Warden Park Secondary Academy catchment area
- 10 mins walk to the town centre
- 20 mins walk to the railway station
- Front garden could be sacrificed for additional parking
- L-shaped easy to maintain rear garden
- EPC: C Council Tax Band: D



in more detail...

An extended 4 bedroom, 2 bathroom semi-detached house tucked away in a cul-de-sac on the southern side of town within a short walk of the town centre, several schools and 20 mins to the railway station.

The present owners bought the property about 20 years ago and have carried out several improvements including a fantastic loft conversion to create an enormous main bedroom, opening-up the kitchen and dining room, the addition of a conservatory with glass roof and more recently they have had the rear garden laid to timber decking for ease of maintenance.

The accommodation spans 3 floors offering flexibility with four good size bedrooms on the upper floors, a living room with open fireplace and plantation shutters, a good size kitchen/breakfast room and a conservatory.

Outside: there is a shared driveway and a front garden which could be sacrificed for additional parking if required.

The rear garden has been laid to timber decking for ease of maintenance.



the location...

The property is located in this established cul-de-sac which runs off Edward/Vale Road on the southern side of town within a short walk of Sainsbury's Local Store and within half a mile of the town centre.

There are several large open spaces close by including Victoria Park with its cafe, children's play areas, skate park and tennis courts. Ashenground Woods are also within a short walk providing some wonderful dog walking.

The town has numerous shops and stores whilst the trendy Broadway is a little further on where there is a good range of restaurants, cafes and bars.

There are several primary schools within walking distance and children from this side of town generally fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield. Oathall Community college with its farm in Lindfield is closer on the foot. There is also a 6th form college.

By road access to the major surrounding areas can be swiftly gained via the B2112, the A272 and the A/M23 which lies about 5.5 miles to the west at Bolney or Warninglid.

Distances approx. miles (on foot/car/train)

Haywards Heath Railway station 1.1
A23 Bolney / Warninglid 5.5
St Wilfrid's Primary School 0.6
St Joseph's RC Primary School 0.6
Warden Park Primary Academy 0.7
Warden Park Secondary Academy 2
Oathall Community College 1.25
Brighton seafront 14
Gatwick airport 15

