



42 Farlington Avenue, Haywards Heath, West Sussex RH16 3EY

GUIDE PRICE ... £475,000 ... FREEHOLD





An extended and beautifully presented 3 bedroom semi-detached bungalow with a detached garage & driveway alongside and a 54' x 23' max rear garden tucked away in a cul-de-sac location within walking distance of the railway station via Clair Park, town, several schools and close to Scrase Valley nature reserve, giving swift pedestrian access to the picturesque Lindfield Village High Street.

- Extended 3 bedroom semi-detached bungalow in lovely order throughout
- Detached garage & driveway alongside & a 54' x 23' max rear garden
- Attractive bathroom fitted with a white suite
- Generous 30' living room / dining room with French doors onto garden
- 20' Kitchen/breakfast room with integral appliances which include a dishwasher, washing machine & oven with an 8 ring gas hob
- Cul-de-sac location within walking distance of the railway station via Clair Park, town and several schools
- Close to Scrase Valley nature reserve giving swift pedestrian access to the picturesque Lindfield Village High Street, common and pond
- NO ONWARD CHAIN
- EPC rating: C - Council Tax Band: C



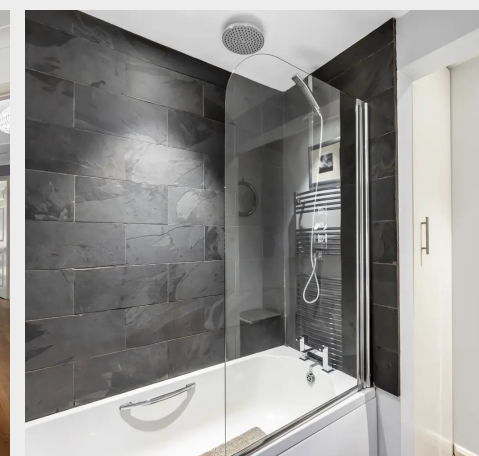
The property is located in this cul-de-sac surrounded by properties of similar style and age. Farlington Avenue is located off Oathall Avenue which, in turn, is located to the east of Oathall Road and Clair Park. This side of town is popular with commuters and families and is within walking distance of the railway station and the rear entrance to Oathall Community College with its farm. There are several primary schools within walking distance and the town also has a 6th form college and leisure centre. The town centre has a traditional range of shops and stores whilst the trendy Broadway has several restaurants, cafés and bars. By road, access to the major surrounding areas can be easily gained via the A272, B2112 and A/M23 which lies about 6 miles to the west at Bolney or Warninglid.

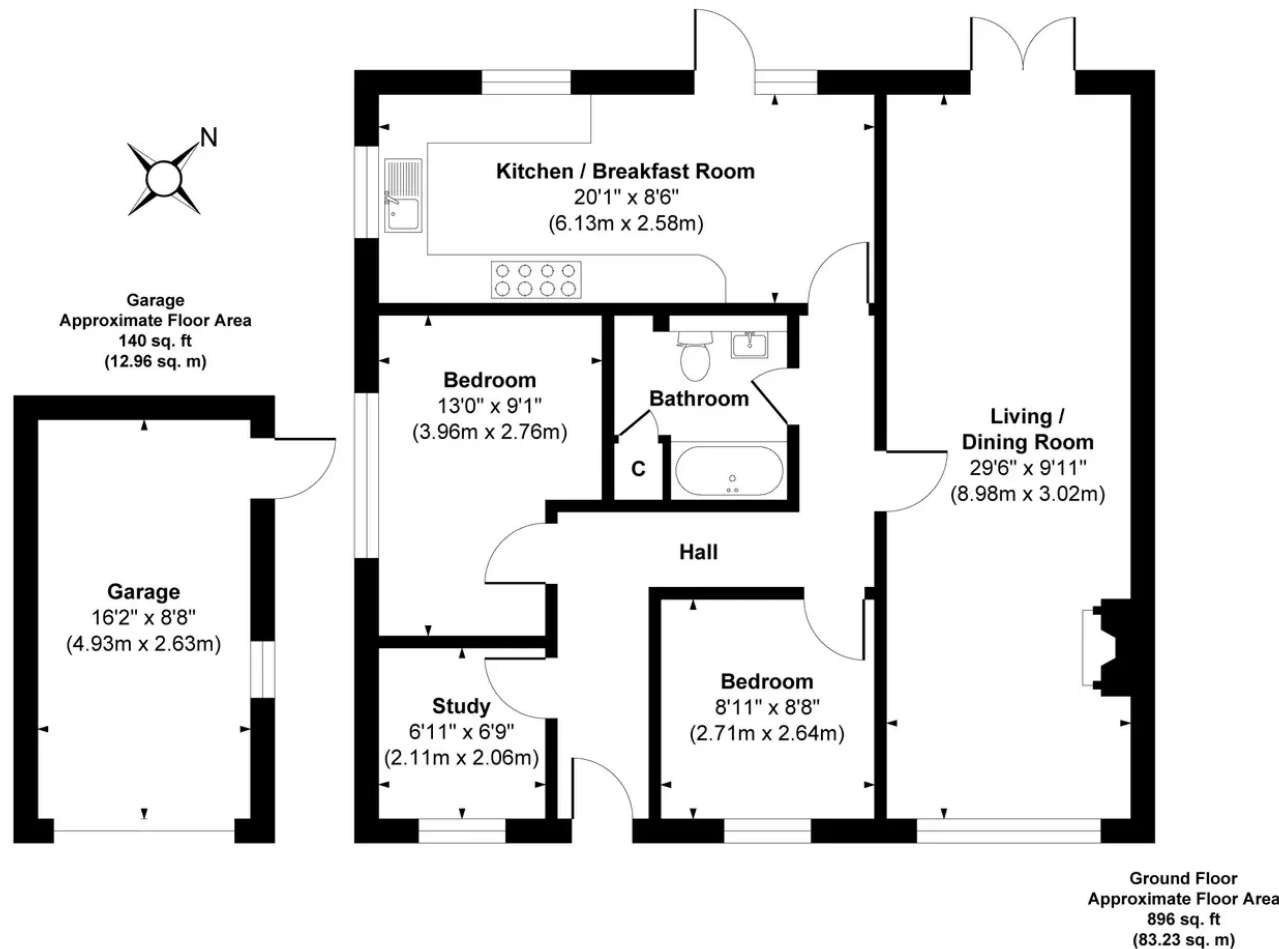
Distances (approximate miles by foot/car/rail)

Primary Schools: Warden Park Primary Academy (1)
St Joseph's RC (0.9) St Wilfrid's Primary (1)
Blackthorns (1) Lindfield (1)

Secondary Schools: Oathall Community College (500 yards – rear entrance), Warden Park Academy in Cuckfield (2.2) 6th Form College (1.1)

Station: Haywards Heath mainline station (1) offers fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins)





Approx. Gross Internal Floor Area 1,036 sq. ft / 96.19 sq. m (Including Garage)

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

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