



4 Coniston Avenue, Haywards Heath, West Sussex RH17 5LF

GUIDE .. £700,000 .. FREEHOLD



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McTAGGART**
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A beautifully presented 4 bedroom detached house with a sunny 52' x 32' west facing rear garden and a long driveway with garage alongside forming part of Redrow Homes 'Penland Grange' development on the northern fringe of the town close to the glorious countryside of Borde Hill yet with an easy walk of Harlands Primary School and just 1 mile walk to the railway station.

- Immaculate almost new home built in 2019
- Desirable development close to good schools and countryside
- Numerous upgrades inside and out
- Beautifully laid out west facing rear garden
- Long driveway, EV charging point, Garage
- Fabulous family sized kitchen/breakfast room with bifold doors out to the rear garden
- Master bedroom with en-suite shower room
- 3 further generous bedrooms and bathroom
- 10 mins walk to Harlands Primary School
- Warden Park Secondary Academy catchment area
- 1 mile walk to the railway station
- Estate Charge: £320 per year
- EPC rating: B - Council Tax Band: F

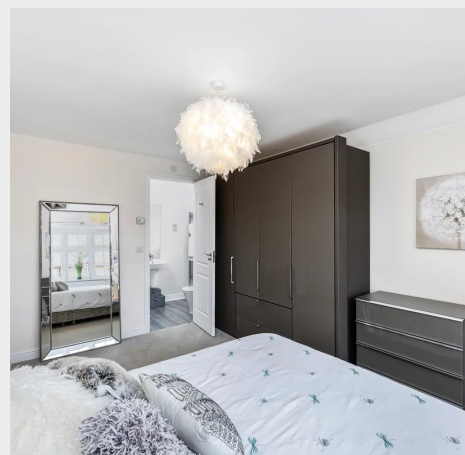


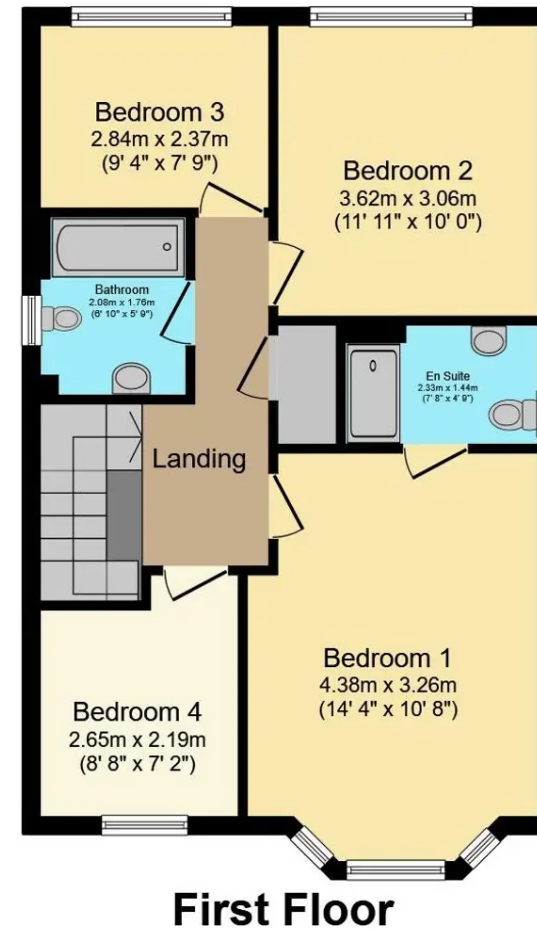
The property forms part of the new and highly desirable Redrow Homes 'Penland Grange' development on the northern outskirts of Haywards Heath close to glorious countryside including the Borde Hill Estate and within a 5–10 minute walk of Harlands Primary School. The development adjoins Hanlye Lane, the Balcombe Road and Penland Road. Children from this side of town fall into the catchment area for the Warden Park Secondary Academy School in neighbouring Cuckfield and there is 6th form college which is within a 10–15 minutes walk. The leisure centre is also within an easy walk and there are a selection of shops, Sainsbury's superstore and a Waitrose store adjacent to the railway station. The town centre has a good range of shops, restaurants, cafés and bars in the Broadway and there are numerous social groups and sports clubs. The countryside close by is interspersed with footpaths and bridleways linking with the neighbouring districts and, in particular, Cuckfield Village via the ancient woodland of Blunts Wood. Access to the major surrounding areas, Brighton & Gatwick Airport can be swiftly gained via the Balcombe Road, Hanlye Lane and the A/M23, the latter lying under 5 miles to the west at Warninglid or 7 miles to the north at Maidenbower (junction 10A).



Distances (approx in miles on foot/car/rail)

Harlands Primary School 0.4, 6th Form College 0.8, Warden Park Secondary Academy in Cuckfield 1.6, Railway station 1.0 (London Bridge/Victoria 45 mins, Gatwick 15 mins, Brighton 20 mins) The Broadway and town centre 1.4, Cuckfield High Street 1.8, A23 Warninglid 4.75, Maidenbower 7 Gatwick Airport 12





Total floor area 116.4 m² (1,253 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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