



27 Penland Road, Haywards Heath, West Sussex RH16 1PP

GUIDE PRICE .. £680,000-£700,000 .. FREEHOLD



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An extended 3 double bedroom detached house presented for sale in immaculate order with a lovely rear garden, plenty of driveway parking and a garage with views across playing fields to the rear being ideally placed within a 0.6 mile walk of the railway station and close to very popular local schools.

- Detached home in prime location close to Blunts Wood
- 0.6 mile walk to the railway station
- 5 mins walk to Harlands Primary School
- 1.2 miles walk to Warden Park Secondary Academy
- Extended ground floor accommodation
- Great potential for first floor extension STPP
- Long driveway and garage alongside
- 53' x 38' rear garden with productive vegetable plot
- Immaculate and neutral decorations throughout
- Fabulous family size kitchen/living area
- Separate lounge with views over garden & playing fields
- Great location for families and commuters
- Internal viewing highly recommended
- EPC rating: C - Council Tax Band: F

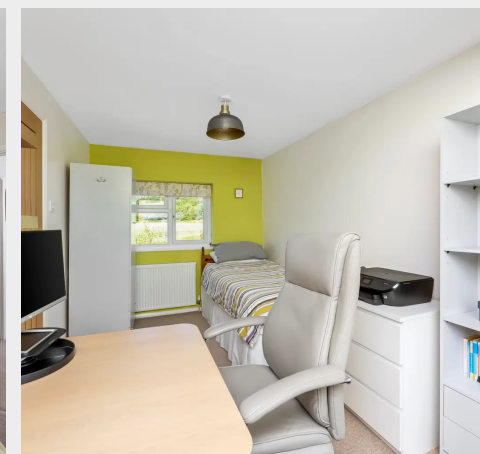


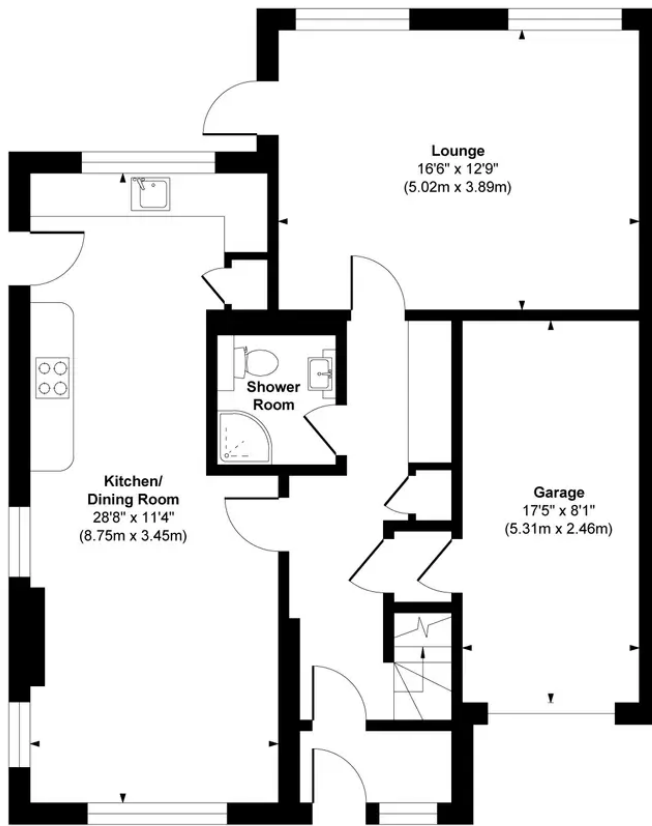
The property is located in this very popular road on the town's desirable north/western side. This side of town is particularly popular with families and commuters due to the close proximity of the highly regarded Harlands Primary School, the leisure centre, beautiful Blunts Wood and the railway station. The town centre is just over 1 mile distant where there is an extensive range of shops, restaurants, cafes and bars. The town has numerous leisure groups, sports clubs and the Dolphin leisure centre which is located within a half a mile of the house. Harlands Primary School is located within a very short walk and children from this side of town go onto Warden Park Secondary Academy in neighbouring Cuckfield which is swiftly accessed on foot via Blunts Wood. The 6th form college is also within a 5 minute walk.

Access by car to the major surrounding areas can be swiftly gained via the Balcombe Road, the A272 and the A/M23 which lies about 6 miles to the west at Warninglid or 8 miles to the north at Maidenbower (junction 10 a).

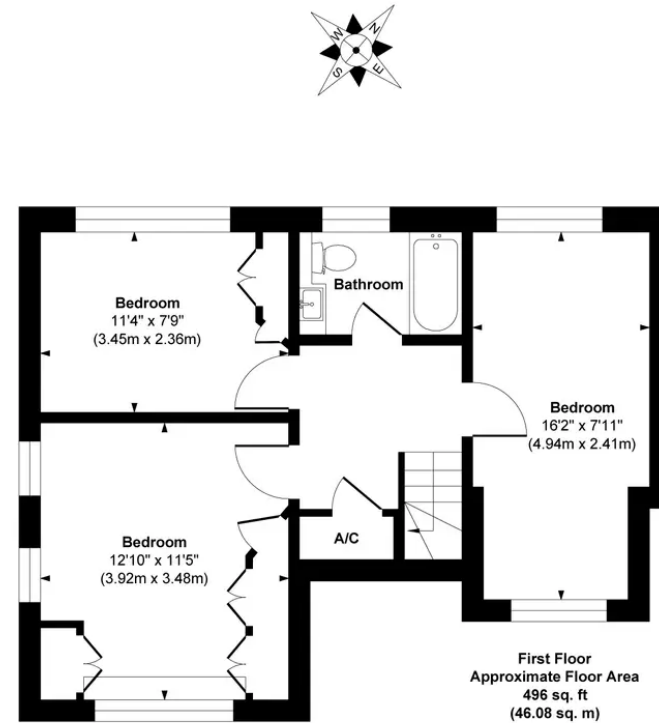
Distances. On foot/car in miles

Harlands Primary School - 250 yards, Warden Park Secondary Academy - 1.2, Railway Station 0.6 (London Bridge/Victoria 47 mins, Gatwick Airport 15 mins, Brighton 20 mins)





Ground Floor
Approximate Floor Area
866 sq. ft
(80.47 sq. m)



First Floor
Approximate Floor Area
496 sq. ft
(46.08 sq. m)

Approx. Gross Internal Floor Area 1362 sq. ft / 126.55 sq. m (Including Garage).

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

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