



27 Blunts Wood Road, Haywards Heath, West Sussex RH16 1ND

GUIDE PRICE ... £700,000-£750,000 ... FREEHOLD

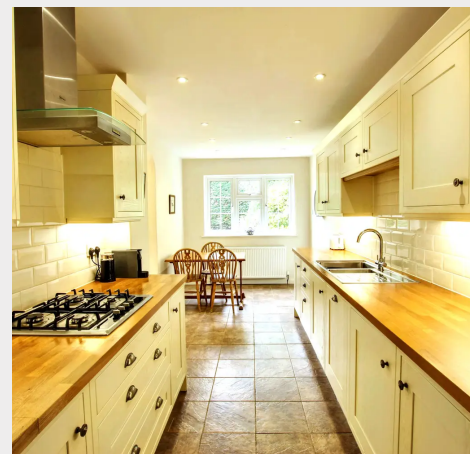


**MANSELL
McTAGGART**
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A very well presented 4 bedroom detached house with a 60' x 43' west facing garden tucked away in a cul-de-sac section of this desirable road on the town's west side close to the Blunts Wood & Paige's Meadow Nature Reserve and within an easy walking distance of Harlands Primary School & Warden Park Academy Secondary School and just 0.6 miles on foot to the railway station.

- Detached house in prime west side location
- Owned by the same family for 48 years
- Quietly situated in a cul-de-sac off this desirable road
- A pleasant 0.6 mile walk to the railway station
- Walking distance of Cuckfield Village via Blunts Wood
- Harlands Primary School (0.5 miles)
- Warden Park Academy Secondary School (0.9)
- Immaculate and neutral decorations throughout
- New boiler installed in December 2023
- Under floor heating in Kitchen
- Secluded west facing rear garden (60' x 43')
- Driveway parking and single garage
- Potential for extending & garage conversion STPP
- For sale with no onward chain
- EPC rating: D - Council Tax Band: F

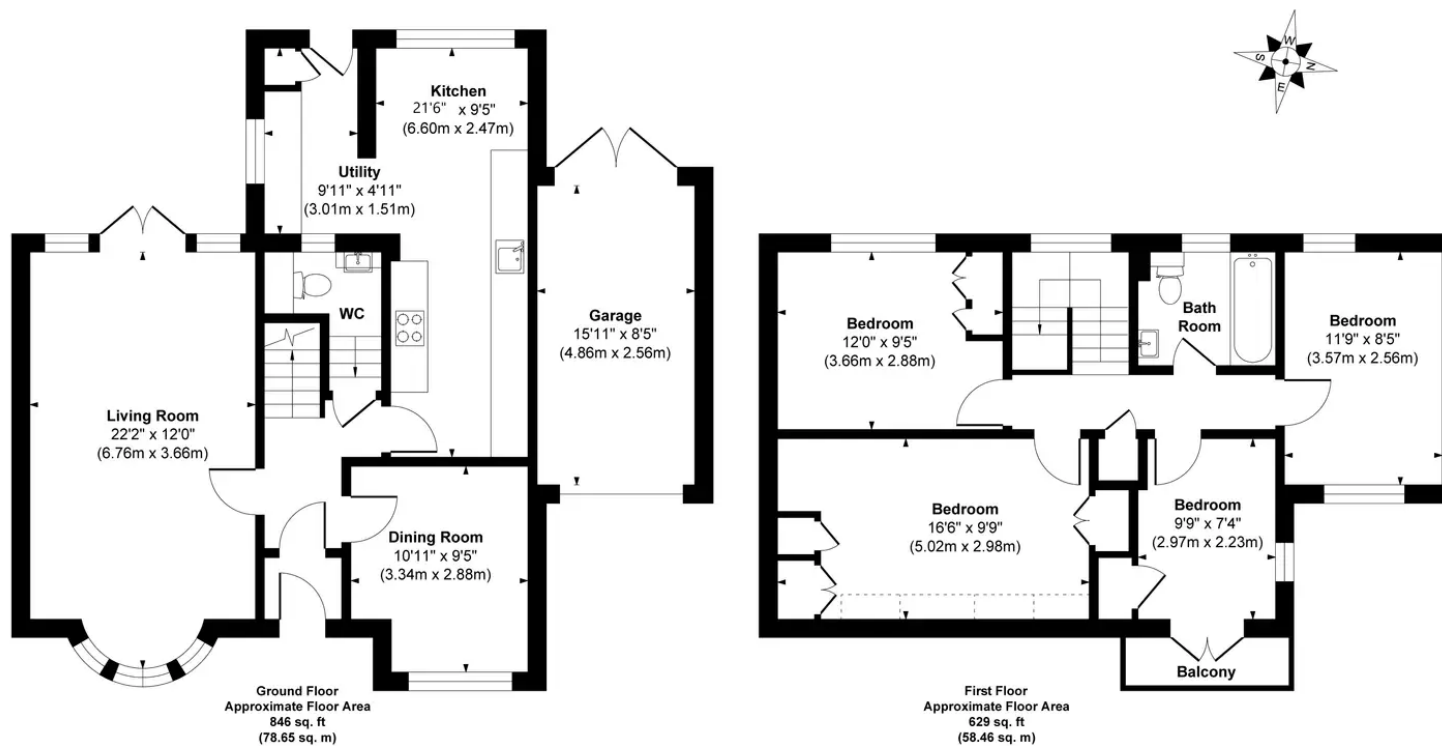


The property is situated in a cul-de-sac off the eastern end of the road. The property forms part of this desirable residential area on the town's popular west side, close to the Blunts Wood & Paiges Meadow Nature Reserve which is interspersed with footpaths providing wonderful country walks and access through to Cuckfield village and the highly regarded Warden Park Secondary Academy School. The railway station is within easy walking distance (0.6 miles). Nearby facilities include the Dolphin Leisure Centre, Harlands Primary School (located in Penland Road 0.6 miles), numerous shops including Waitrose (adjoining the station) and Sainsbury's Superstore. The town centre is just over a mile distant providing an extensive range of shops, stores, restaurants, cafes and bars. By road, access to the major surrounding areas can be gained via the A272, the Balcombe Road and the A/M23, the latter lying approximately 5 miles to the west at Bolney or Warninglid or 8 miles to the north at Maidenbower (Junction 10a).

Distances (in approximate miles) by foot/train and car

Harlands Primary School (0.6) Warden Park Secondary Academy (1.4 on foot via Blunts Wood) Haywards Heath railway station (0.6) providing fast commuter services to London Bridge/Victoria 45 mins, Gatwick Airport 15 mins and Brighton 20 mins. The Broadway and town centre (1.1) A23 at Bolney (5) and Warninglid (6) Gatwick Airport (14) Brighton seafront (15)





Approx. Gross Internal Floor Area 1475 sq. ft / 137.11 sq. m

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

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