



34 Ryecroft, Haywards Heath, West Sussex RH16 4NW

Guide Price £300,000-£315,000



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One of the larger designed 2 bedroom houses in this popular cul-de-sac just to the south of Victoria Park and the town centre yet within a 0.8 mile walk of the railway station, which has just been redecorated, had some new floor coverings and a refitted kitchen and bathroom in recent years. Offered for sale with no onward chain.

- Quiet cul-de-sac close to town centre
- 0.8 mile walk to railway station via Victoria Park
- A recently modernised terraced house
- Larger design than others in cul-de-sac
- 30' fully enclosed rear garden
- Recently redecorated throughout
- Kitchen & bathroom replaced in recent years
- Allocated parking in compound nearby
- Easy walk to several primary schools
- Warden Park Secondary Academy school catchment
- For sale with no onward chain
- EPC rating: C - Council Tax Band: C



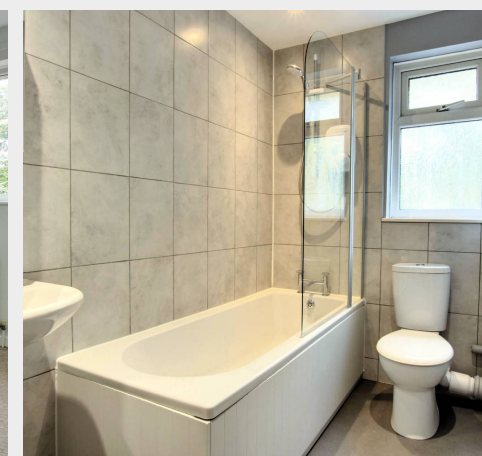


The property is situated at the end of this popular cul-de-sac surrounded by properties of similar style and age. Ryecroft is located off Wood Ride just to the south of Victoria Park and is made up of a selection of houses and apartments which were built in the early 1980s. A footpath links with Park Road which in turn gives access to Victoria Park and also the town centre via Haywards Road. The town provides a range of shops, stores, cafes, restaurants and bars. It also offers some excellent leisure and sports facilities including a leisure centre. The property is within walking distance of several local primary schools and children from this side of town fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield. The mainline station is also within walking distance (0.8 miles) and offers fast commuter links to London. By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying just over 5 miles to the west at Bolney or Warninglid.

**Distances in approximate miles:-**

**Schools** - St Wilfrids Primary (0.9), St Joseph's RC Primary (0.5), Bolnore Village Primary (0.8 via Ashenground Woods), Warden Park Primary Academy (0.7), Warden Park Secondary Academy (2.2), Oathall Community College (1.4)

**Station** - Haywards Heath mainline (0.8) with fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).





## Mansell McTaggart Haywards Heath

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