



80 Wood Ride, Haywards Heath, West Sussex RH16 4NJ

Guide Price £700,000-£750,000



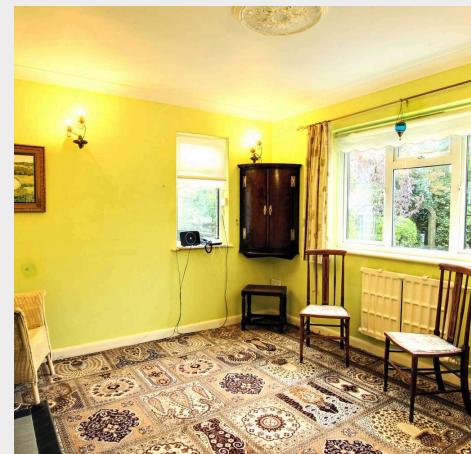
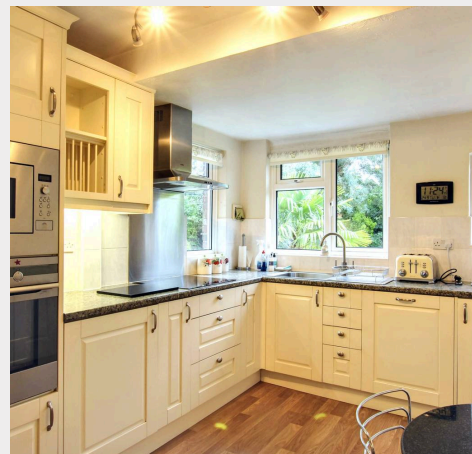
**MANSELL
McTAGGART**
Trusted since 1947



A 4 bedroom detached home which has been owned by the same family since 1967 occupying a large and sunny corner plot in this established part of town within a short walk of Ashenground Woods, Victoria Park, the town centre, several good schools and just 1 mile from the railway station.

The property has been well cared for but does now require some updating and offers numerous extension possibilities STPP.

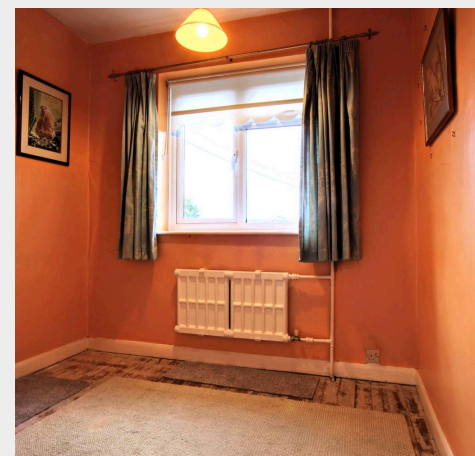
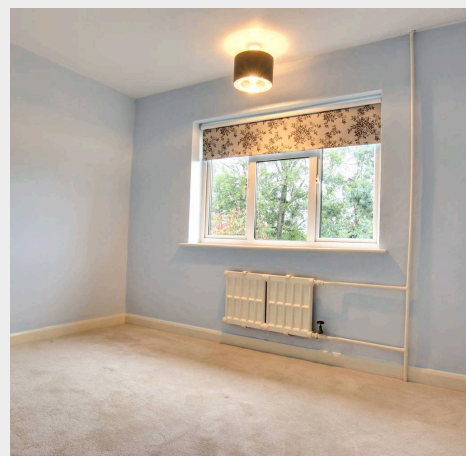
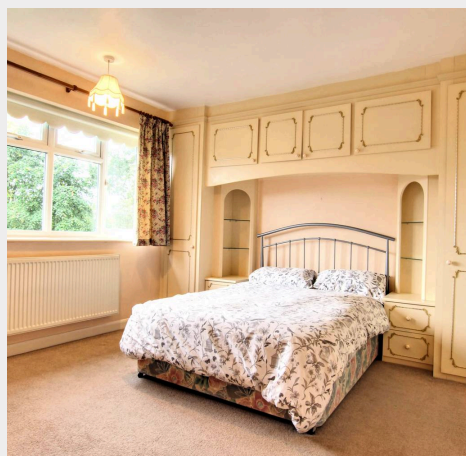
- 1 mile walk to the railway station and just 50 yards to the nearest bus stop
- Enchanting east & south facing front garden with giant oak tree
- 60' x 60' min south & west facing rear garden
- Private driveway parking
- Garage/playroom/gym
- Separate dining room with direct access to living room
- Re-fitted kitchen
- Recently re-fitted ground floor cloakroom with shower
- 4 bedrooms with separate bathroom & WC
- For sale with no onward chain
- EPC rating: D - Council Tax Band: E

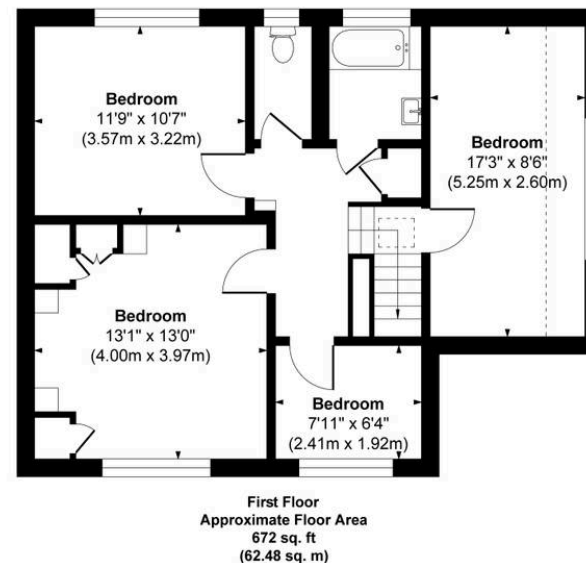
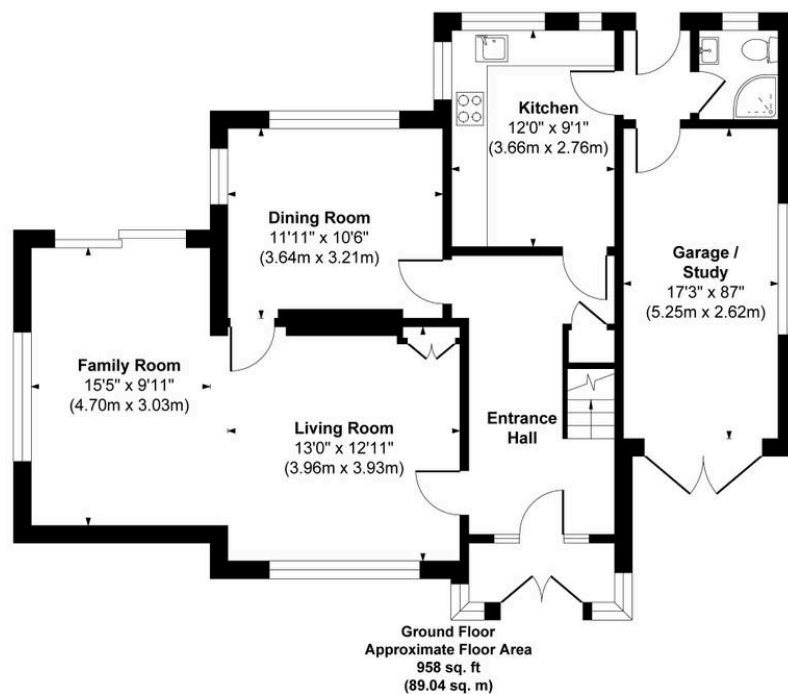


The property is situated on the corner of Wood Ride and Ashenground Road on the town's southern side, surrounded by other individual homes. This established residential area is particularly popular with families and commuters as it is ideally placed within a very short walk of the town centre, several schools, Victoria Park, glorious woodland and just over a mile of the railway station on foot via Victoria Park. The town has an extensive range of shops, stores, restaurants, cafes and bars, a leisure centre, 6th form college and numerous sports clubs and leisure groups. Schools are well represented and the property is within walking distance of several primary schools including Bolnore Village Primary, which is within a very pleasant walk through the Woods. Children from this side of town go onto Warden Park Secondary Academy in neighbouring Cuckfield. Ashenground and Bolnore Woods provide some wonderful walks and the local area has numerous beauty spots including both Ditchling and Chailey Common nature reserves, the Ashdown Forest and the South Downs National Park. By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying about 5.5 miles to the west at Bolney or Warninglid.

Distances in miles on foot (approximately)

Bolnore Villlage Primary (0.7), St Wilfrid's C of E Primary (0.85), Warden Park Primary Academy (0.85), St Joseph's RC (0.75), Warden Park Secondary Academy (1.8), Oathall Community College (1.3), St Pauls R C Secondary College (3.5), Haywards Heath Mainline Railway Station (1.15) - 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 1630 sq. ft / 151.52 sq. m (Including Garage)

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