



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

GUIDE PRICE ... £625,000-£650,000

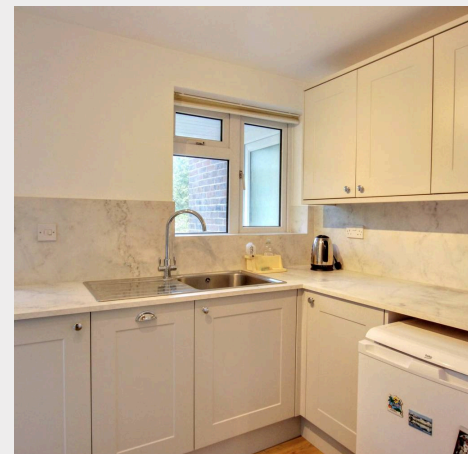


**MANSELL
McTAGGART**
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A 3 bedroom detached house owned by the same family since 1970 standing on a fabulous plot backing onto woodland in this highly desirable part of town close to Harlands Primary School, Blunts Wood, the 6th form college, leisure centre and only a 0.5 mile walk to the railway station.

- Very well cared for detached family home
- Prime location near the station and good schools
- Spotlessly clean and neutral order throughout
- Lounge, dining room, study
- Refitted kitchen two years ago
- Separate utility
- 3 bedrooms and refitted shower room
- Tremendous potential for extending STPP - Space to create bigger bedrooms & more bathrooms
- Long front garden, driveway and garage (electric door)
- 80' x 40' tiered rear garden backing onto woodland
- Viewing highly recommended
- EPC rating: D - Council Tax Band: F

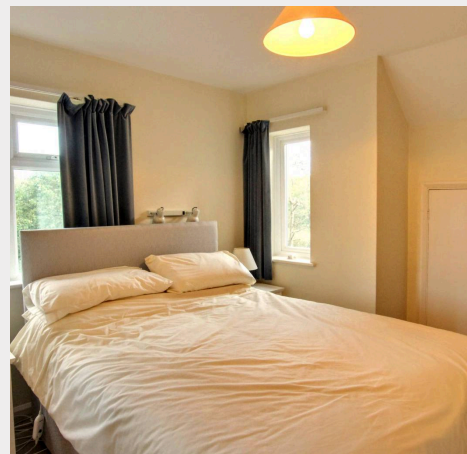


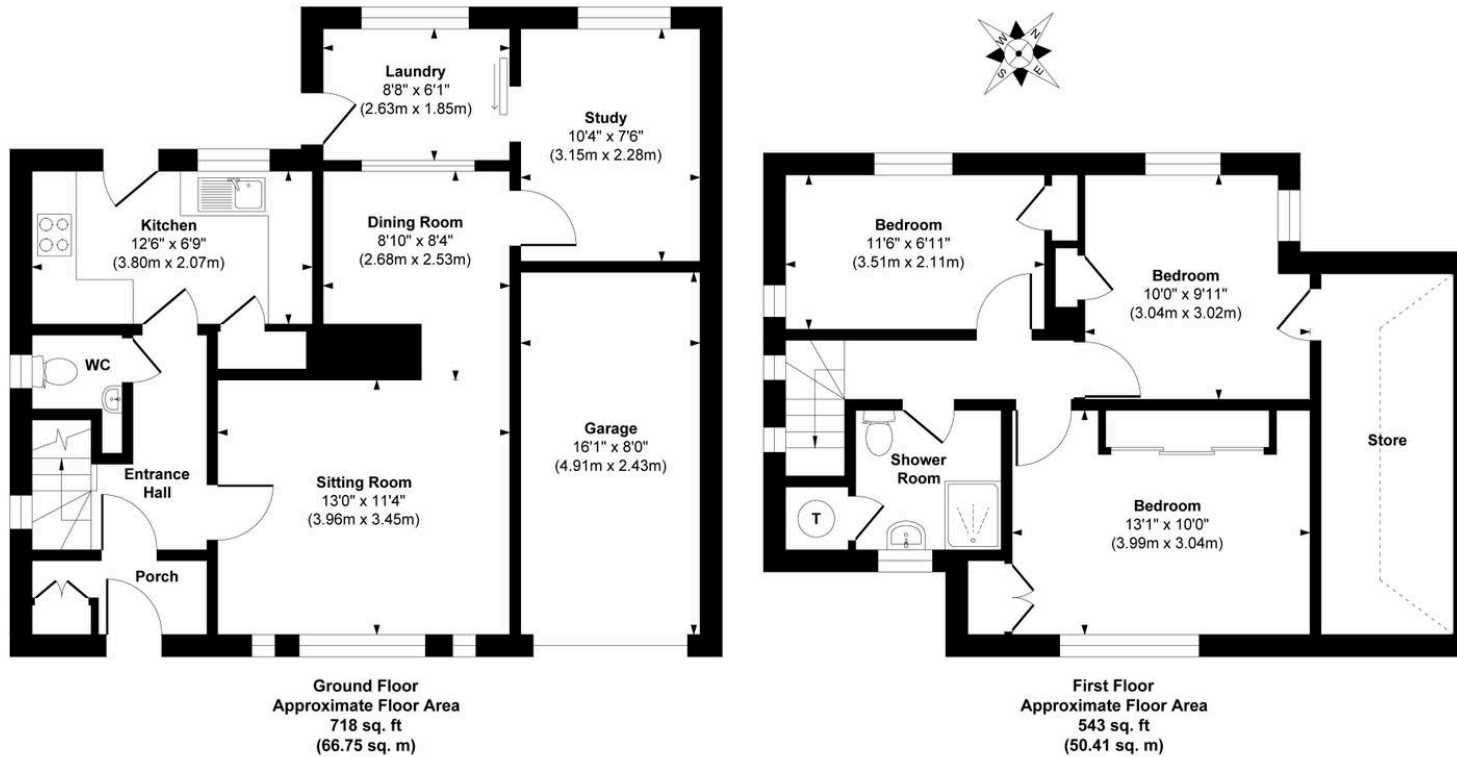
The property is located in this very popular road on the town's desirable north/western side. This side of town is particularly popular with families and commuters due to the close proximity of the highly regarded Harlands Primary School, the leisure centre, beautiful Blunts Wood and the railway station. 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 half a mile of the house.

Harlands Primary School is located within 250 yards 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 (1.2 miles). 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)





Approximate Gross Internal Floor Area 1261 sq. ft / 117.16 sq. m (Including Garage)

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