



15 Laburnum Way, Haywards Heath, West Sussex RH16 3SD

Guide Price £400,000 - £425,000

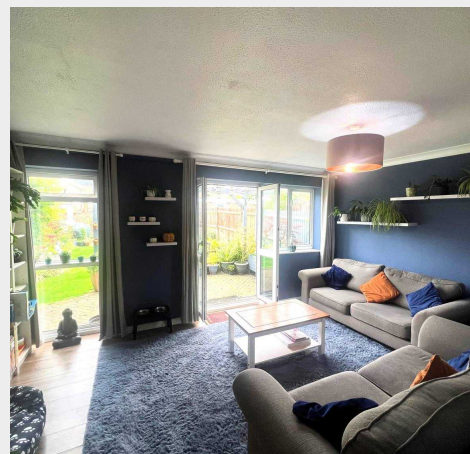


**MANSELL
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A very well presented 3 bedroom semi-detached house with a 43' x 23' rear garden and garage beyond situated in the popular Northlands Wood area on the town's south/eastern outskirts close to the excellent local primary school, local shops, medical surgery and the Princess Royal Hospital.

- 3 bedroom family home in popular area
- 200 yards from Northlands Wood Primary School
- Within a 0.5 mile walk of the hospital
- Very generous and level rear garden
- Private driveway parking – garage behind
- Family sized kitchen/breakfast room with appliances
- Living room with doors out to rear garden
- 2 doubles and 1 single bedroom & bathroom
- Close to a Tesco Express, pharmacy and medical surgery
- Bus route to town centre and railway station
- Vendor suited
- EPC rating: C – Council Tax Band: D

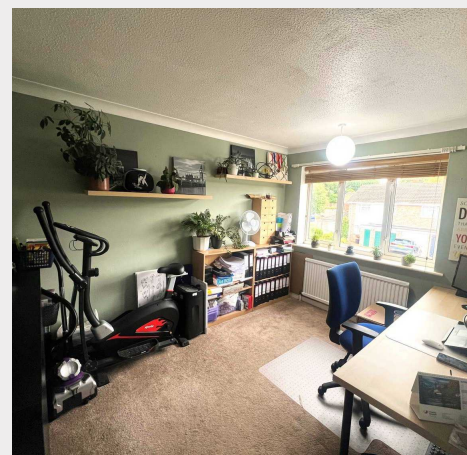
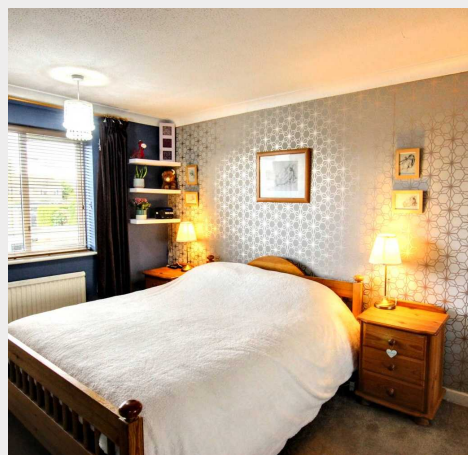


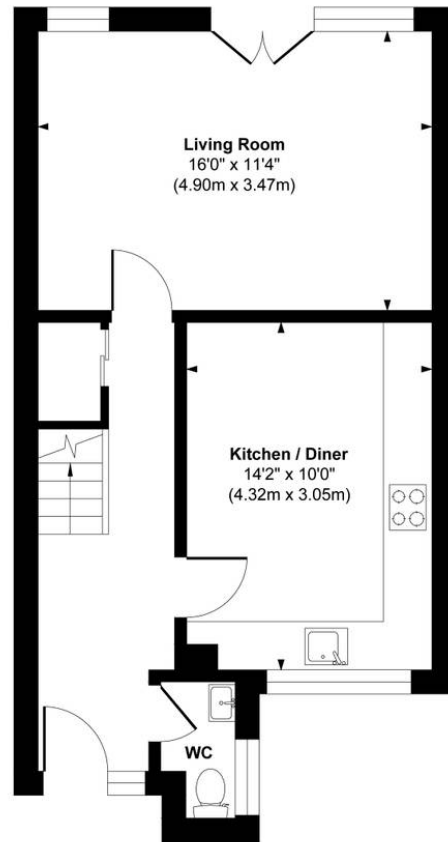
The property is located off Beech Hill in the popular Northlands Wood area which, in turn, is located on the town's south/eastern side close to the Princess Royal hospital. Local facilities include Northlands Wood Primary School, a Tesco Express, medical surgery and pharmacy and is close to open countryside and The Snowdrop Inn. A regular bus service runs along Northlands Avenue linking with the town centre, railway station and neighbouring districts. Children from this side of town generally go onto Oathall Community college with its farm in Lindfield which is about 1.2 miles on foot, whilst the town centre is about 1 mile distant and the railway station 1.8 miles. The town also has a 6th form college and leisure centre.

By road, access to the major surrounding areas can be gained via the B2112, A272 and the A/M23, the latter lying approximately 7 miles to the west at Bolney or Warninglid or 9 miles to the north at Maidenbower (Junction 10a). The A272/relief road gives far swifter access out to the west and A23.

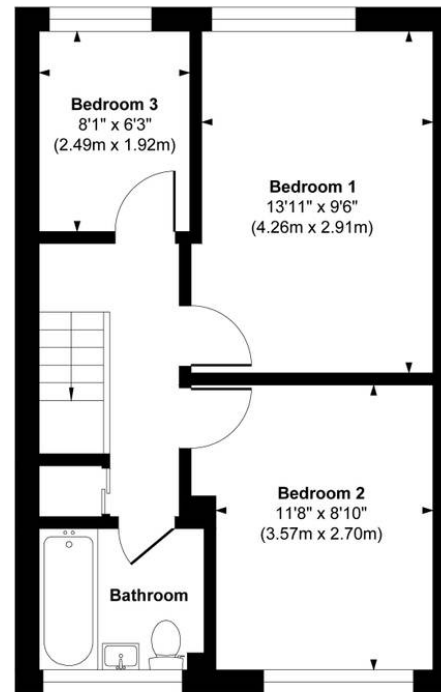
Distances: approximate miles on foot/car:

Northlands Wood Primary School 150 yards,
Northlands Wood Surgery & Tesco Express 0.2,
Oathall Community College 1.2, Warden Park Secondary Academy 3.0, Haywards Heath Railway Station 1.7 - providing fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the South Coast (Brighton 20 mins).





Ground Floor
Approximate Floor Area
 456 sq. ft
 (42.35 sq. m)



First Floor
Approximate Floor Area
 419 sq. ft
 (38.90 sq. m)

Approximate Gross Internal Floor Area 875 sq. ft / 81.25 sq. m

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

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