



40 Mill Green Road, Haywards Heath, West Sussex RH16 1XQ

Guide Price £450,000 - £475,000

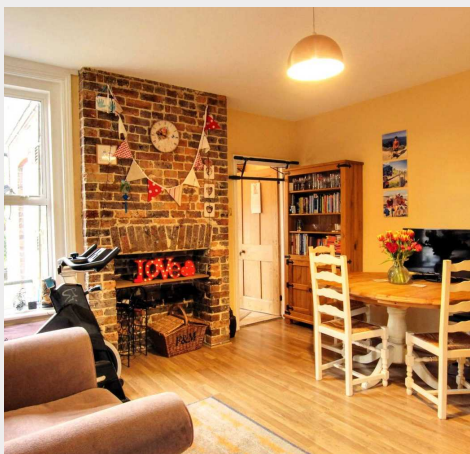


**MANSELL
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A 3 bedroom semi-detached Victorian house on an enormous plot with great potential for extending/build a garage block and/or fully convert the attic room STPP, ideally placed within 400 yards of the railway station and Waitrose and a short walk of Harlands Primary School.

- Victorian character house
- Within 400 yards of the station
- Huge plot with 110' x 40' rear garden
- Plenty of private driveway parking
- Space for large extension/garage STPP
- Attic room with windows and lined walls
- Lounge with bay window and wood burner
- Separate dining room and kitchen
- 3 first floor bedrooms and refitted bathroom
- 0.4 mile walk to Harlands Primary School
- Close to 6th form college & leisure centre
- Easy reach of countryside via Wickham Way
- EPC rating: D - Council Tax Band: C



Mill Green Road runs between the Railway Station and College Road on the northern side of town, within easy reach of the leisure centre, 6th form college, Waitrose, Sainsbury's and numerous other shops and food outlets by the station.

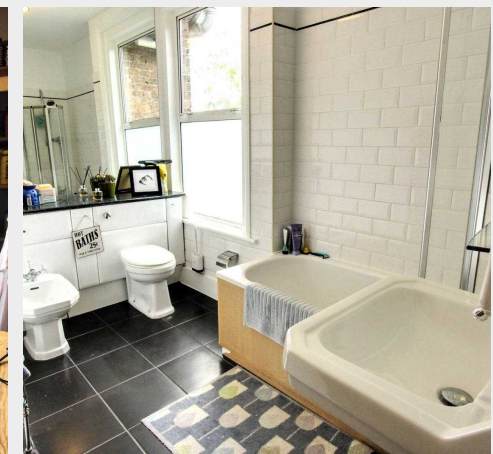
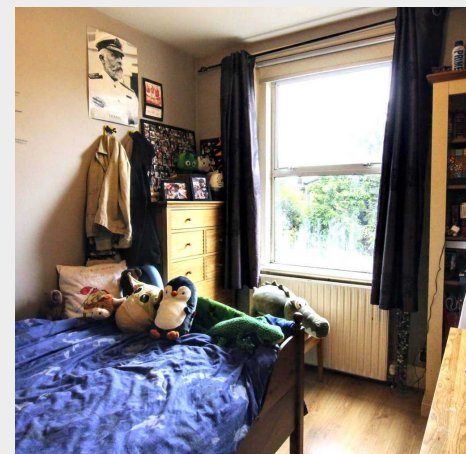
The main railway entrance is within 400 yards and provides fast commuter links to London, Gatwick Airport and the south coast Brighton. The town centre and Broadway are under a mile distant where there is an extensive range of shops, stores, restaurants, cafes and bars.

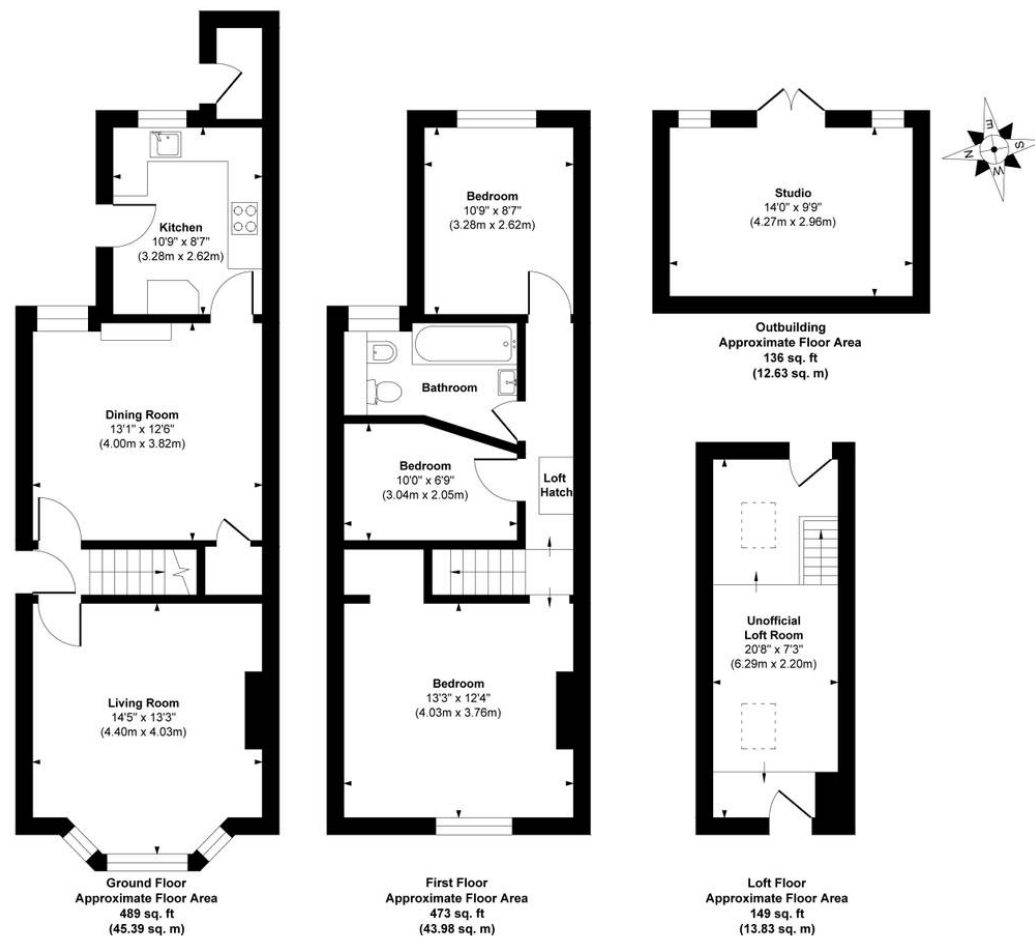
The property is also ideally placed within walking distance of several primary schools and Oathall Community college with its farm in neighbouring Lindfield.

By road, access to the major surrounding areas can be gained via the Balcombe Road (B2036), the A272 and A/M23 which lies about 5.5 miles to the west at the Warninglid and Bolney or 8 miles to the north at Maidenbower. Gatwick airport is just 13 miles distant.

Distances in miles on foot (approx.)

Schools: Blackthorns Primary (1) Lindfield Primary (1.1) Harlands Primary (0.4) St Joseph's R C (1) Warden Park Primary (0.9) Oathall Community College (0.7) Warden Park Secondary Academy (1.6)





Approximate Gross Internal Floor Area 1247 sq. ft / 115.83 sq. m (Including Outbuilding)

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Mansell McTaggart Haywards Heath

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