



18 Silver Birches, Haywards Heath, West Sussex RH16 3PD

Guide Price ... £400,000-£425,000

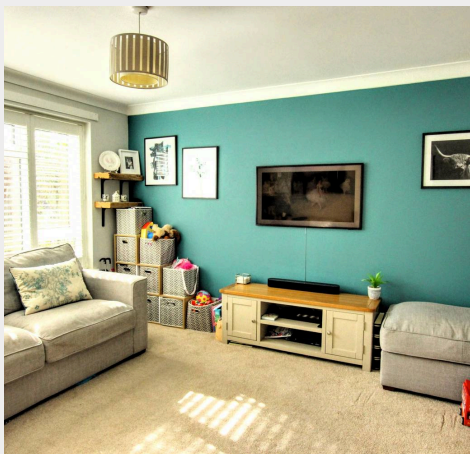


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A 3 bedroom semi-detached house in a cul-de-sac location on the Haywards Heath/Lindfield borders enjoying a great position siding and fronting onto a green within walking distance of local schools, the Princess Royal Hospital (via Franklands Village) and Lindfield's picturesque village High Street.

- Great position siding and fronting onto a green
- Popular area on Haywards Heath/Lindfield borders
- Long driveway and garage alongside
- Garage offers potential to convert to studio
- 28' x 20' rear garden with circular lawn
- Entrance hall, cloakroom and living room
- Fabulous open plan kitchen/dining room
- 3 good-sized bedrooms and refitted bathroom
- Previously had planning permission for an extension
- Easy walk to several schools and hospital (0.7 miles)
- Short walk into Lindfield Village
- 1.3 mile walk to the railway station
- EPC rating: D - Council Tax Band: D



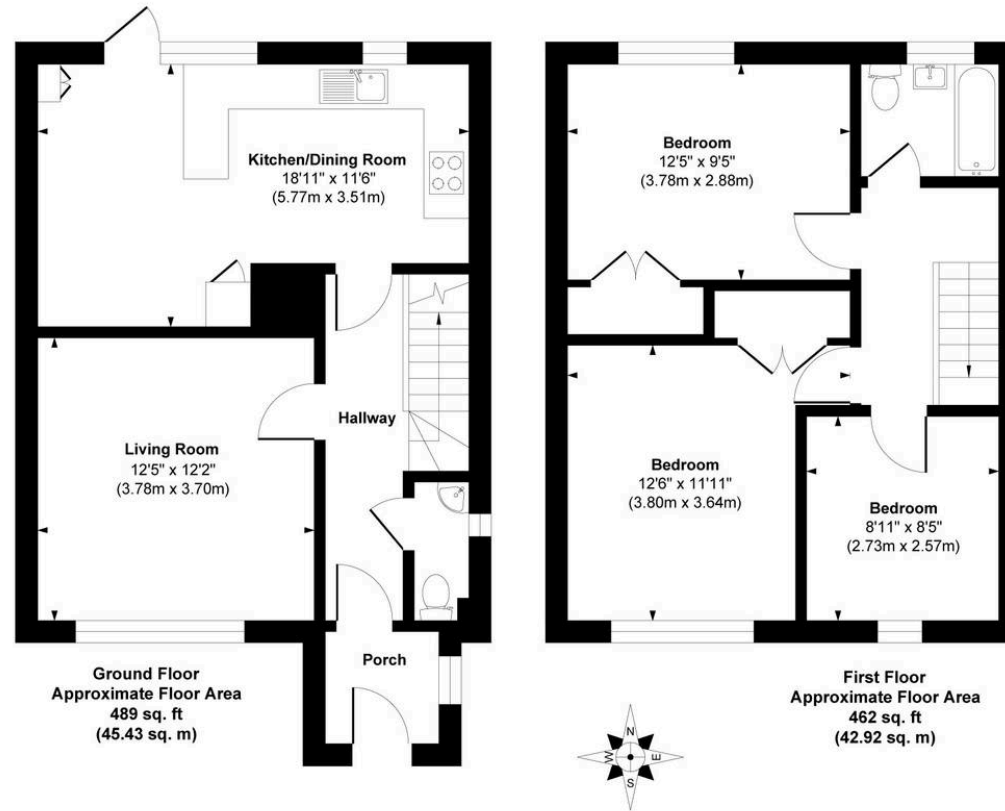
Silver Birches is a continuation of The Hollow which, in turn, is located off Westlands Road on the Lindfield/Haywards Heath borders. Lindfield's picturesque village High Street is within 1 mile where there is a traditional range of shops, boutiques, several pubs, the landmark duckpond and the common which holds several events throughout the year. Haywards Heath town centre is about 1.25 miles distant where there is a more comprehensive range of shops, stores, restaurants, cafes and bars, as well as a leisure centre and 6th form college. A regular bus service runs close by linking with the town centre, village High Street, hospital and railway station. Schools are well represented throughout the area and the property is within walking distance of Oathall Community College with its farm and several primary schools including Northlands Wood, Lindfield, Blackthorns, St Wilfrid's and the Warden Park Primary Academy. There are numerous parks and playing fields close by and the town also has a leisure centre. The railway station provides fast commuter links to London, Gatwick Airport and Brighton.

By road, access to the major surrounding areas can be swiftly gained via the A272 and the A/M23, the latter lying about 6.5 miles to the west at Bolney or Warninglid.

Distances (in miles, approx)

Railway station 1.3 (London Bridge/Victoria 47 mins, Gatwick Airport 15 mins, Brighton 20 mins), A23
Bolney 6.5, Gatwick Airport 15, Brighton seafront 15





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