



92 Cedar Avenue, Haywards Heath, West Sussex RH16 4UQ

Guide Price £700,000-£750,000



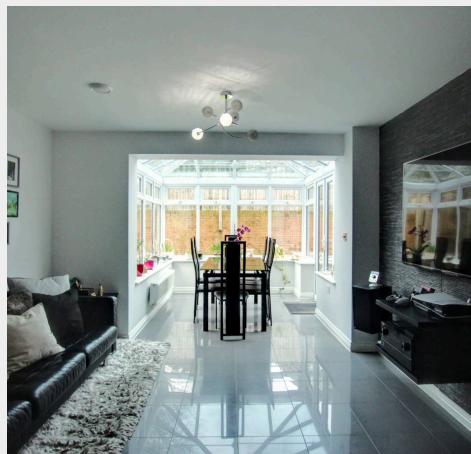
**MANSELL  
McTAGGART**  
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A 5 bedroom, 4 bathroom, 4 reception room detached house of almost 2000 ft.<sup>2</sup> with flint elevations occupying one of the best positions on this popular development adjoining a large open green located on the town's south edge close to countryside.

- Detached home occupying one of the best positions on the development
- Plenty of driveway parking and garage
- 43' wide x 23' rear garden
- Great position overlooking a large open green to the front
- Tiled flooring throughout the ground floor
- Lounge, conservatory, dining room, study
- Family size kitchen/breakfast room and utility
- Master bedroom with en-suite dressing area and shower room
- Warden Park Secondary Academy catchment
- Estate Charge: £320 pa
- EPC rating: C - Council Tax Band: F

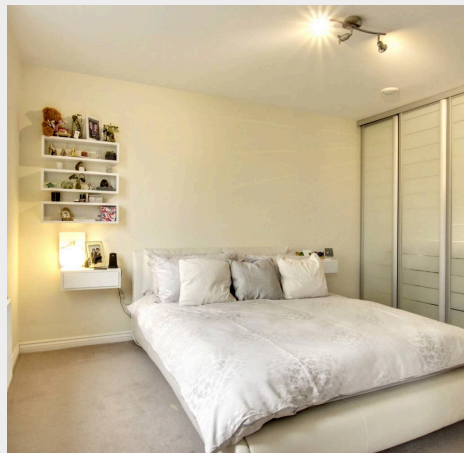




Cedar Avenue is a modern development located off Rocky Lane on Haywards Heath's southern edge. The property is ideally placed close to countryside and within walking distance of the Princess Royal Hospital and the Vale Surgery & Pharmacy. A regular bus service runs close by linking with the neighbouring districts, the town centre and the railway station. The town centre is just over a mile and provides an extensive range of shops, stores, restaurants, cafes and bars. There is also a leisure centre and 6th form college. By road, access to the major surrounding areas can be gained via the new Haywards Heath/A272 relief road (Rocky Lane) giving swift access out to the west linking with the A/M23 and the B2112 (Fox Hill) gives swift access to Brighton in the south. Nearby beauty spots including both Ditchling and Chailey Common Nature Reserves; the Ashdown Forest and the South Downs National Park

**Schools:** Bolnore Village Primary; St Wilfrids Primary; St Josephs RC and Northlands Wood Primary (all approximately 1 mile distant approx.) Warden Park Secondary Academy in neighbouring Cuckfield to the west. (School bus stop close by)

**Station:** Haywards Heath mainline station (1.5 miles distant) provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).







**Approximate Gross Internal Floor Area 1978 sq. ft / 183.81 sq. m(Including Garage)**

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# Mansell McTaggart Haywards Heath

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