



44 Allen Road, Haywards Heath, West Sussex RH16 3PT

Guide Price £500,000 - £550,000



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A recently extended and updated 4 double bedroom, 3 bathroom semi-detached family home with a 90' x 35' south facing rear garden situated in this cul-de-sac on the eastern side of town within a short walk of several schools, the town centre and just 1 mile from the railway station.

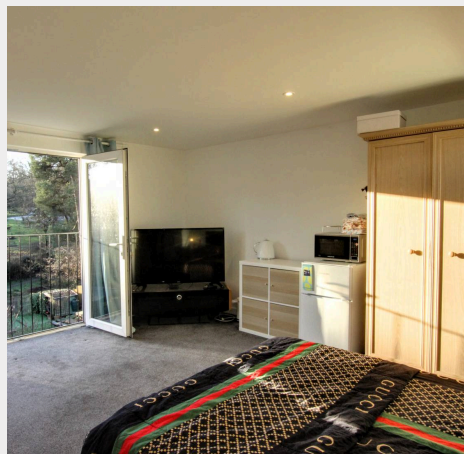
- Substantial 4 bed family home on large plot
- Improved & extended in last few years
- Cul-de-sac location on east side of town
- 90' x 35' south facing rear garden
- Fantastic ground floor living area
- Large kitchen, utility & cloak/shower room
- 3 double sized 1st floor beds & shower room
- Enormous top floor master bedroom suite
- Easy walk of several good schools & station
- Owned by the same family since 2001
- Internal viewing highly recommended
- EPC rating: C – Council Tax Band: C



Allen Road is a popular and established cul-de-sac on the town's rejuvenated east side. An alleyway at the bottom of the road leads through to Boston Road creating a short cut to the parade of shops on America Lane. From this side of town there is a very pleasant walk through the Scrase Valley nature reserve into Lindfield village with its picturesque High Street, Common and duckpond. The town centre is within a 15 minute walk where there is an extensive range of shops, stores and a regular bus service runs along America Lane. The railway station is 1 mile on foot which provides fast commuter services to London Bridge/Victoria 47 mins, Gatwick Airport 15 mins and Brighton 20 mins.

The property is within walking distance of several excellent primary schools including the Warden Park Primary Academy, St Wilfrid's and St Joseph RC. Children from this side of town generally fall into the catchment area for Oathall Community College with its farm which is within a 15 minute walk. However, those attending the Primary Academy can go onto the Warden Park Secondary Academy in Cuckfield. The town also has a 6th form college and leisure centre.

Distances in approximate miles: Warden Park Primary Academy (0.5), St Joseph's RC Primary (0.65), St Wilfrid's Primary School (0.6), Oathall Community College (0.8), Warden Park Secondary Academy (2.2)



Approximate Gross Internal Area
1657 sq. ft / 153.94 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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