



13 Allen Road, Haywards Heath, West Sussex RH16 3PU
£375,000 ... Freehold

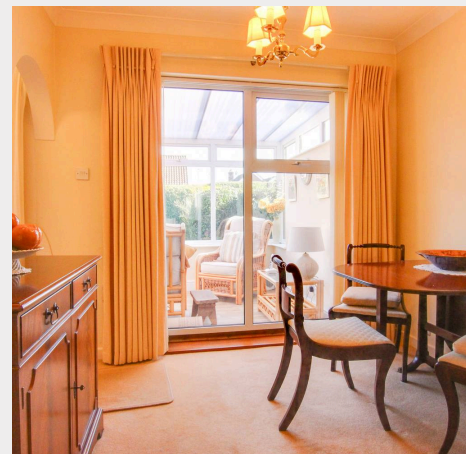


**MANSELL
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An extended 1950s semi-detached house with a 40' x 26' garden, plenty of driveway parking and great potential for a side extension and/or loft conversion STPP, situated on the rejuvenated eastern side of town close to a local parade of shops, good schools, the town centre and within walking distance of both Lindfield's picturesque Village High Street, via the Scrase Valley nature reserve, and 1 mile of the railway station.

- Lovely home owned by the same family since it was built at the end of the 1950s
- Immaculate - would benefit from minor updating
- Extended ground floor and conservatory
- Originally arranged as 3 beds (now 2 big rooms)
- Great potential for extending/loft conversion STPP
- Plenty of private driveway parking
- Beautiful 40' x 26' east facing rear garden
- Convenient for local shops and schools
- Easy walk to town centre and railway station
- For sale with no onward chain
- EPC rating: D - Council Tax Band: C



Allen Road is in a popular and established residential area on the town's rejuvenated east side. Local facilities include a parade of shops just around the corner in America Lane.

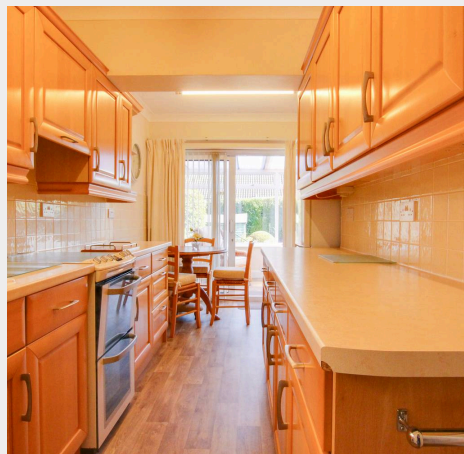
From this side of town there is a very pleasant walk through the Scrase Valley nature reserve into Lindfield village with its picturesque High Street, common and duckpond. The town centre is within a 15 minute walk where there is an extensive range of shops, stores and a regular bus service runs along America Lane.

The railway station is 1.1 miles on foot which provides fast computer services to London Bridge/Victoria 47 mins, Gatwick Airport 15 mins and Brighton 20 mins.

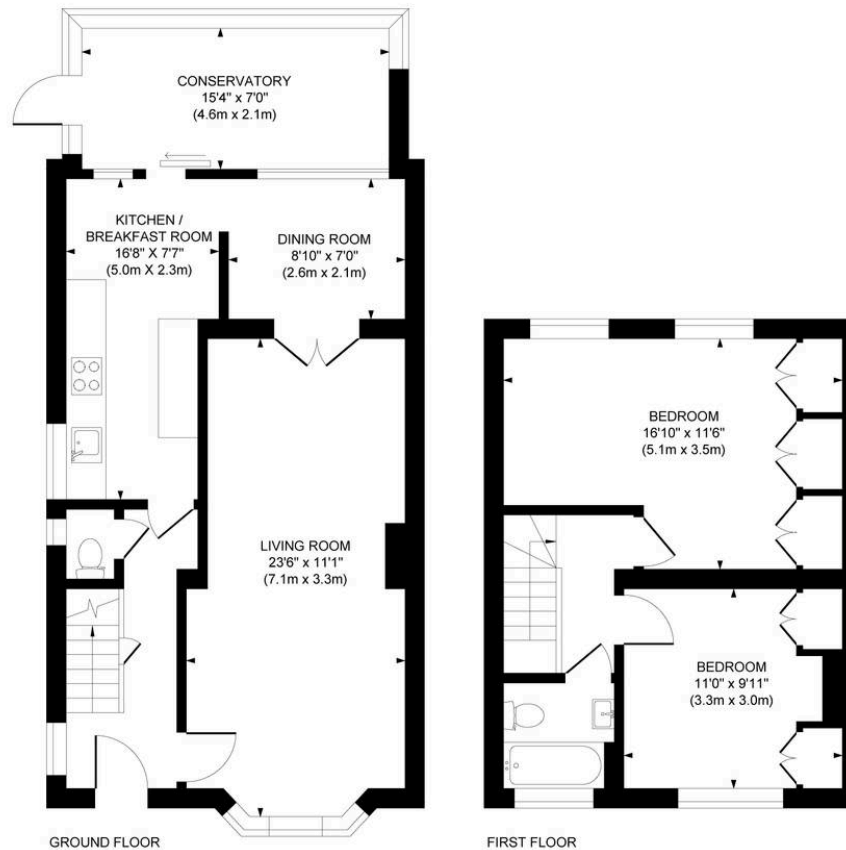
The property is within walking distance of several excellent primary schools including the Warden Park Academy, St Wilfrid's and St Joseph RC. Children from the side of town generally fall into the catchment area for Oathall Community College with its farm which is within a 15 minute walk. However, those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

Distances in approximate miles:

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



Approximate Gross Internal Area
1015 sq. ft / 94.33 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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