



67 Wood Ride, Haywards Heath, West Sussex RH16 4NL

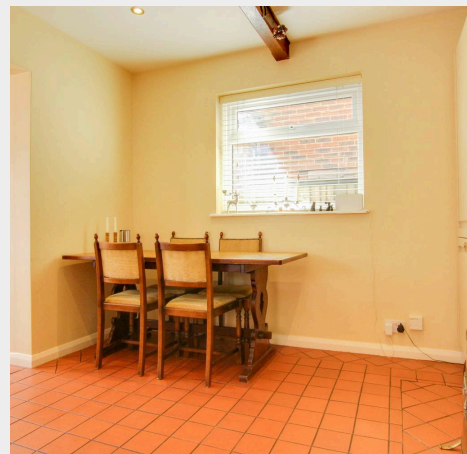
Guide Price £600,000 – £650,000





A detached 1950s 3 bedroom house with an 80' x 30' East facing garden situated in this established part of town to the south of the town centre, close to Victoria Park and Ashenground Woods. Offering tremendous potential for a substantial extension if required, STPP.

- Beautiful home owned by the same family since 1982
- Immaculate and neutral presentations throughout
- Great potential for extending and/or loft conversion STPP
- 10 mins walk to town centre and Broadway - 1 mile walk to the railway station
- Easy reach of several primary schools
- Warden Park Secondary Academy school catchment area
- Bay fronted living room with fireplace
- Family size kitchen/dining room & lounge
- Plenty of driveway parking - detached garage
- Council Tax Band 'E' and EPC 'C'



Location

The property is situated at the southern end of Wood Ride on the town's southern side, surrounded by other individual homes. This established residential area is particularly popular with families and commuters as it is ideally placed within a very short walk of the town centre, Victoria Park, glorious woodland and just over a mile of the railway station on foot via Victoria Park. The town has an extensive range of shops, stores, restaurants, cafes and bars, a leisure centre and numerous sports clubs and leisure groups. Schools are well represented and the property is within walking distance of several primary schools including Bolnore Village Primary, which is within a very pleasant walk through the Woods. Children from this side of town go onto Warden Park Secondary Academy in neighbouring Cuckfield. Ashenground and Bolnore Woods provide some wonderful walks and the local area has numerous beauty spots including both Ditchling and Chailey Common nature reserves, the Ashdown Forest and the South Downs National Park. By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying about 5.5 miles to the west at Bolney or Warninglid.

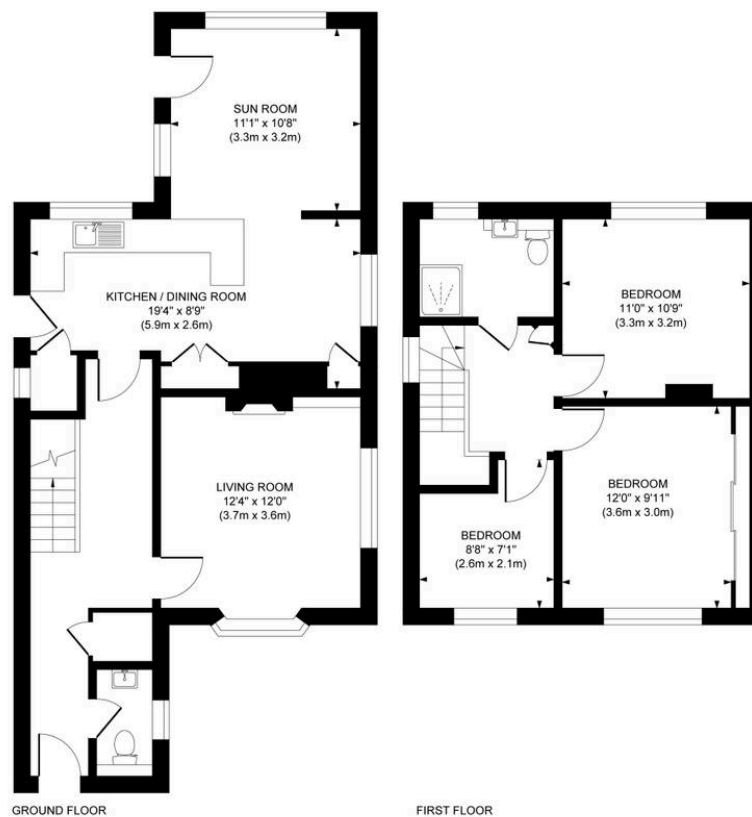
Distances in miles on foot (approximately)

Bolnore Villlage Primary (0.7) St Wilfrid's C of E Primary (0.85)
Warden Park Primary Academy (0.85) St Joseph's RC (0.75)
Warden Park Secondary Academy (1.8) Oathall Community College (1.3) St Pauls R C Secondary College (3.5)

Haywards Heath Mainline Railway Station (1) – fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).



Approximate Gross Internal Area
1080 sq. ft / 100.3 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.

Mansell McTaggart Haywards Heath

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