



15 Dellney Avenue, Haywards Heath, West Sussex RH16 3LX

Guide Price £550,000 – £575,000





An attractive 4 bedroom semi-detached 1930s house with a 97' x 28' rear garden, long driveway and garage alongside situated in this established road on the south eastern edge of the town centre close to St Wilfrid's primary school, the hospital, town centre and within a 1.2 mile walk of the railway station.

Ground Floor - Reception Hall with built-in storage / coat cupboard and WC. Bay fronted Sitting Room with archway through to Dining Room with feature fireplace. Both the Kitchen and the Dining Room lead through to the conservatory which has underfloor heating for year round use.

First Floor - Family Bathroom, 3 bedrooms: 2 double bedrooms (one with built-in wardrobes) and one single bedroom currently used as a home office. Second Floor - A further double bedroom with built-in wardrobe and extensive eaves storage, separate Shower Room.

Outside - Driveway Parking for up to 3 cars, side gate access to the rear garden. Garage with light and power, workshop / utility area to the rear with storage space above. Private rear garden with large lawn, mature trees and planting.



- 4 semi-detached character home
- Fantastic 97' x 28' north/west facing rear garden
- Long driveway and big detached garage
- Bay fronted living room – separate dining room
- Kitchen and separate utility room
- Impressive top floor master bedroom & shower room
- 3 first floor bedrooms and family bathroom
- Immaculate and neutral decorations throughout
- Gas central heating to radiators from modern Worcester Bosch combi-boiler and double glazed throughout
- Close to St Wilfrids school & hospital
- 10 minute walk to town centre – 1.2 mile walk to railway station
- Council Tax Band 'D' and EPC 'D'

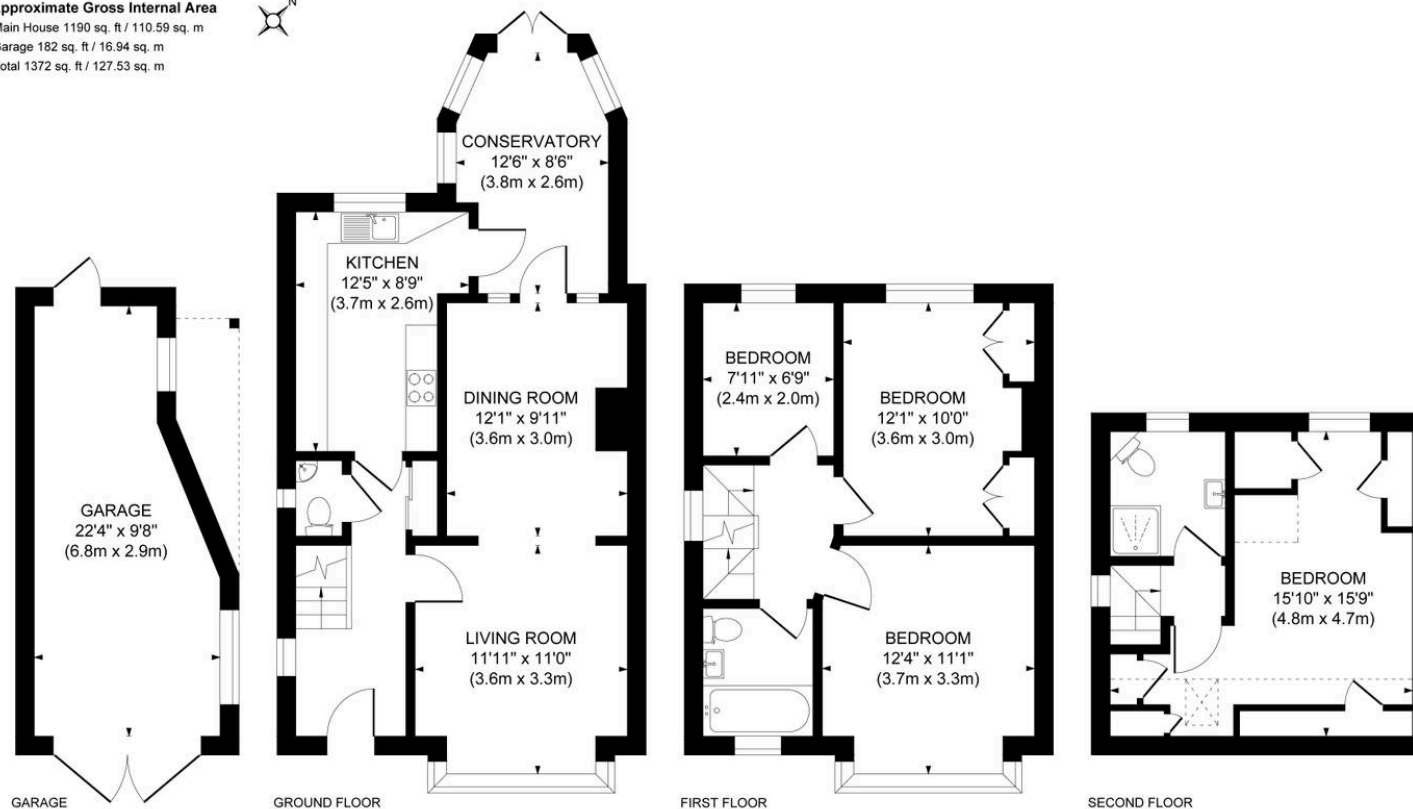
Dellney Avenue runs between Franklynn Road and Victoria Road just to the south east of the main town centre and is ideally placed within a 5 minute walk of the Princess Royal Hospital and St Wilfrid's Primary School. This established residential area is ideally placed within a 10 minute walk of the town centre and 20 minutes' walk of the railway station. Children from this side of town fall into the catchment area for Oathall Community College in Lindfield with its farm. The town has an extensive range of shops, stores, cafes, restaurants and bars, leisure centre and 6th form college. Road access to the major surrounding areas can be gained via the B2112, the A272 town relief road and the A/M23 which lies about 6 miles to the west at Bolney or Warninglid.

Distances: (on foot/by car in miles)

St Wilfrid's Primary School 0.15, Oathall Community College 0.8, Princess Royal Hospital 0.3, Railway station 1.3, A23 Bolney 6, Gatwick Airport 14, Brighton seafront 1.



Approximate Gross Internal Area
 Main House 1190 sq. ft / 110.59 sq. m
 Garage 182 sq. ft / 16.94 sq. m
 Total 1372 sq. ft / 127.53 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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