



42 Wivelsfield Road, Haywards Heath, West Sussex RH16 4EW

Guide Price £450,000-£475,000



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A 4 bedroom, 3 reception room semi-detached house with a 63' x 24' west facing rear garden, a home studio/workshop, plenty of private driveway parking and potential for some improvement/alteration/extending STPP, situated on the southern edge of the town centre within a short walk to the hospital, shops, several good schools and 1.3 miles to the railway station.

- Deceptively spacious 4 bedroom family home
- West facing garden with studio/workshop
- Private driveway parking for several cars
- Lounge with fireplace, dining room, conservatory
- Kitchen with utility area, downstairs cloakroom
- 2 doubles, 1 single sized bedroom & bathroom
- Bed 4 in attic (potential for enlargement STPP)
- Walking distance of 4 primary schools
- Close to Warden Park & Chailey school bus stops
- 10 minute walk to the Princess Royal Hospital
- For sale with no onward chain
- EPC rating: D - Council Tax Band: D



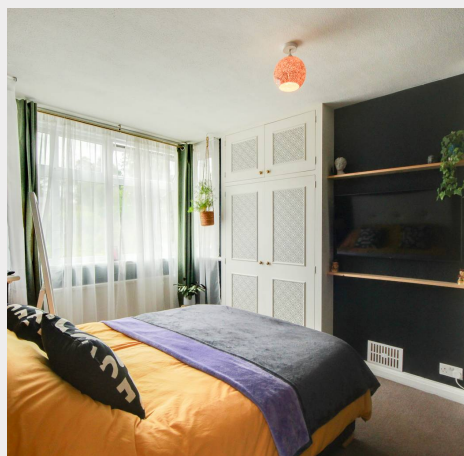
The property is situated on Wivelsfield Road just to the south of Edward Road and the Sainsbury's Local store. The Princess Royal Hospital is within a 10 minute walk and there are several primary schools also within walking distance. Children from the side of town fall into the catchment area for Warden Park Secondary Academy School in neighbouring Cuckfield, for which they catch a school bus. Some children go on to Oathall Community College in Lindfield, which is closer. The railway station is 1.3 miles distant and offers fast commuter services to London and the south coast. The town has several large parks, excellent shopping and recreational facilities, a leisure centre, sports clubs and a 6th form college.

By road, access to the major surrounding areas can be swiftly gained via the B2112, the A272 and A/M23 which lies about 6 miles to the west at Bolney, or Warninglid.

Distances (in approximate miles on foot/car/train)

Schools: St Wilfrid's Primary (0.7), St Joseph's RC Primary (0.8), Northlands Wood (1.0) Warden Park Primary Academy (0.9), Oathall Community College (1.5), Warden Park Secondary Academy in Cuckfield (2.5)

Railway station (1.2) London Bridge/Victoria, 45 mins, Gatwick Airport 15 mins, Brighton 20 mins

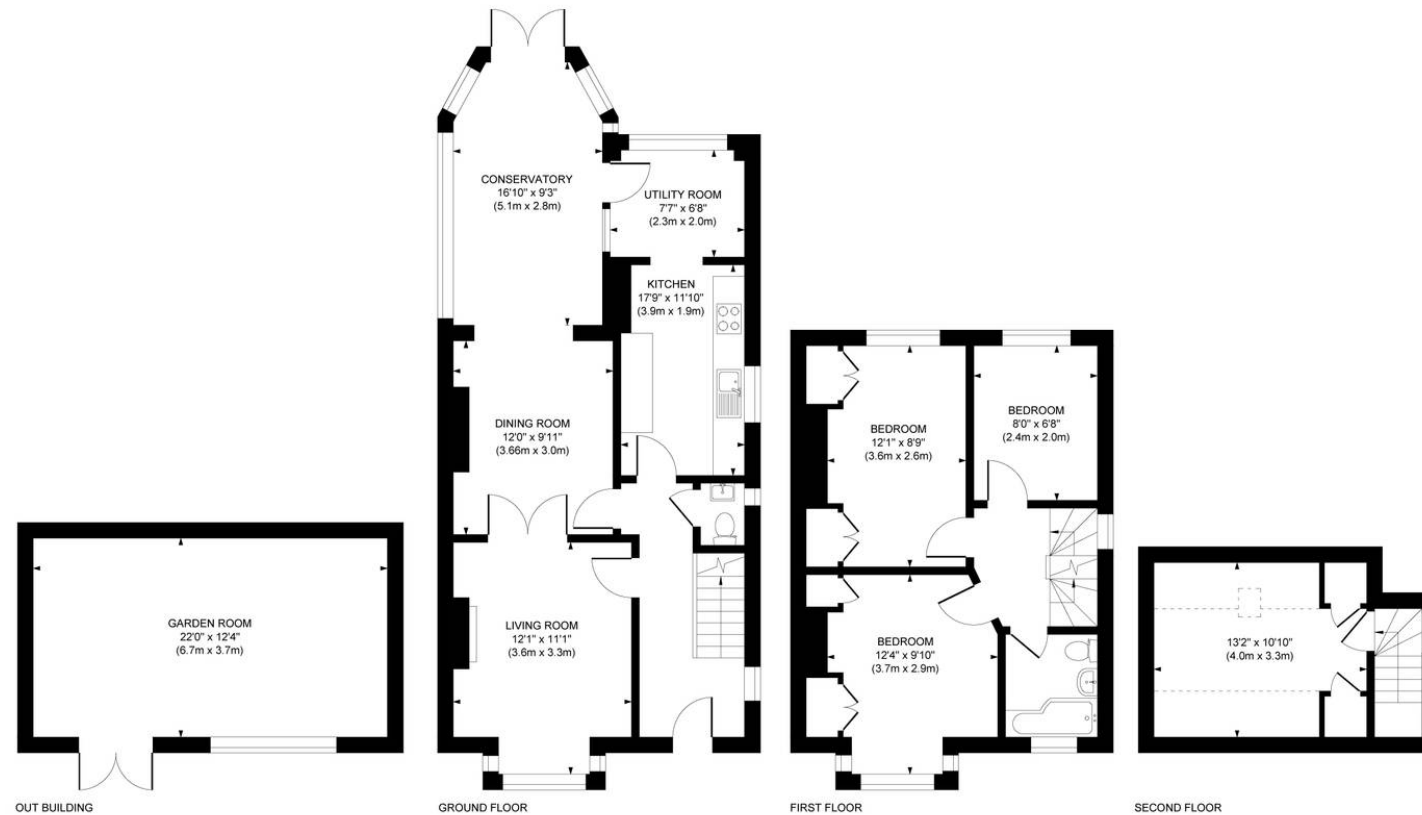


Approximate Gross Internal Area

Main House 1289 sq. ft / 119.78 sq. m

Outbuilding 271 sq. ft / 25.19 sq. m

Total 1560 sq. ft / 144.97 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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