



4 Rowan Close, Haywards Heath, West Sussex RH16 3RW

Guide Price £400,000-£425,000 ... Freehold



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A well presented 3 bedroom semi-detached house with a 44' x 22' rear garden and a newly built garden studio/office with air conditioning unit, tucked away in a cul-de-sac in the popular Northlands Wood area on the town's south/eastern edge close to the village of Lindfield, the hospital, an excellent local primary school and shop.

- Lovely home in popular Northlands Wood area
- Good sized garden with new timber studio/home office
- Driveway parking to front for 2-3 cars
- Garage in block to the south (4th garage- white door)
- Hall, cloakroom, kitchen with built-in oven
- L-shaped lounge/dining room with doors leading out to garden
- 3 bedrooms and modern white bathroom suite
- New boiler installed in 2023
- Close to Northlands Wood Primary School
- 15 minute walk to Princess Royal Hospital
- EPC rating: C - Council Tax Band: D

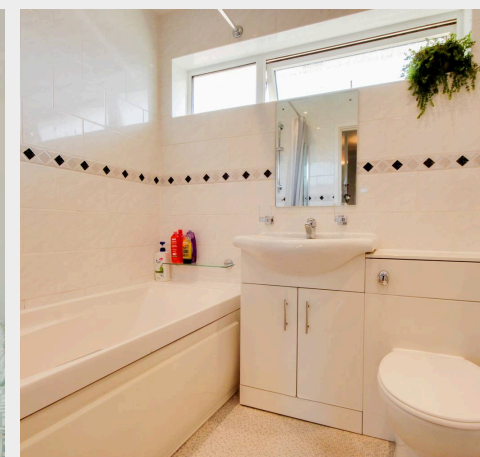


Rowan Close is located off Laburnum Way which runs between Northlands Avenue and Beech Hill on the south eastern outskirts of town. This desirable residential area is particularly popular with families due to its close proximity to a highly regarded primary school and those working at the Princess Royal Hospital. Local facilities include the Northlands Wood medical practice, pharmacy and a Tesco Express store. The property is within a short walk of open countryside and the Snowdrop Inn pub. A regular bus service runs close by linking with the town centre, railway station and neighbouring districts. Children from this side of town fall into the catchment area for Oathall Community college in neighbouring Lindfield with its farm. The town has an extensive range of shops, restaurants, cafés and bars, numerous large parks, sports clubs, 6th form college and leisure centre.

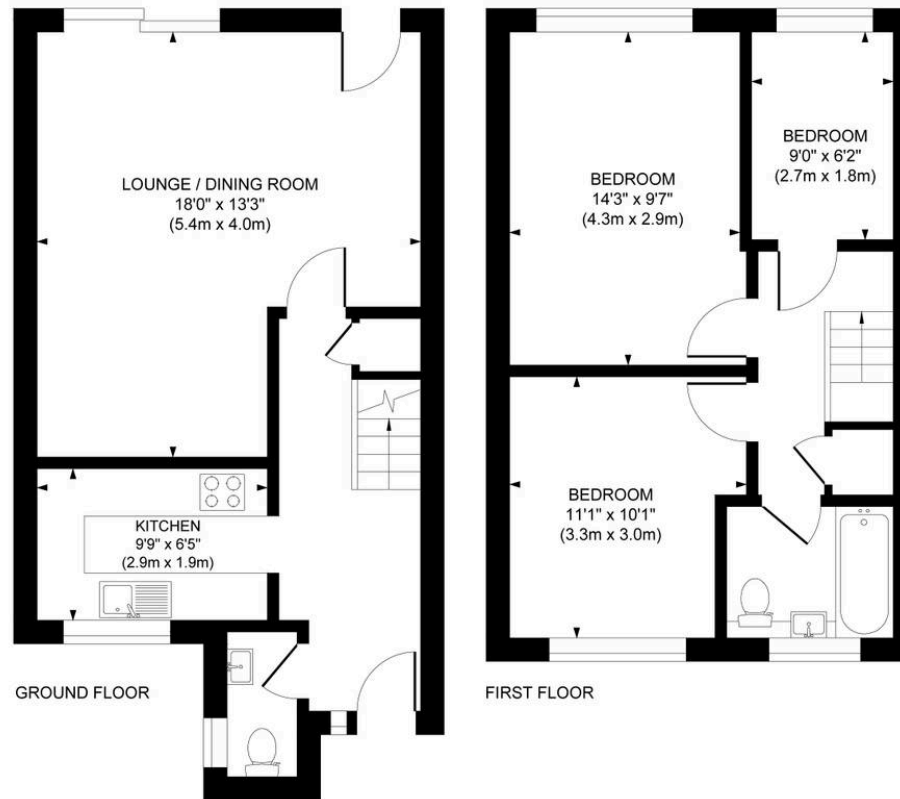
The picturesque village of Lindfield is within a 20 min walk and has an historic High Street with a traditional range of shops, boutiques, pubs, restaurants, the landmark duckpond and a large common which hosts several events throughout the year.

By road, access to the major surrounding areas can be swiftly gained via the A272 and the A/M23, the latter lying about 6.5 miles to the west at Bolney.

Distances (miles on foot/by car or rail): Northlands Wood Primary School 300 yards, Oathall Community College 1, Princess Royal Hospital 0.5, South Road shops 0.85, Haywards Heath station 1.8 (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins), Gatwick Airport 15, Brighton seafront 15 A23 at Bolney 6.5



Approximate Gross Internal Area
862 sq. ft / 80.08 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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