



48 Woodlands Road, Haywards Heath, West Sussex RH16 3JU

Guide Price £450,000-£475,000

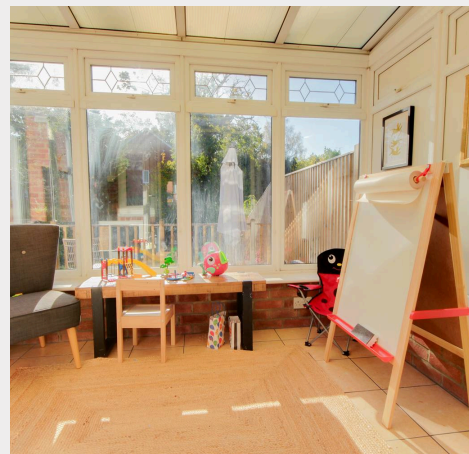


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A very well presented 3 bedroom semi-detached family home with plenty of driveway parking, garage and a 90' x 25' south/east facing rear garden situated at the end of this cul-de-sac on the town's eastern side within walking distance of local shops, several good schools, the town centre and just a 1 mile walk to the railway station.

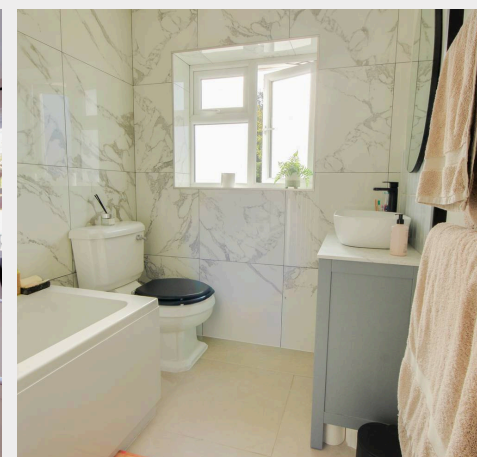
- Well presented home in cul-de-sac location
- 90' x 25' south/east facing rear garden
- 1 mile walk to the railway station
- Potential for extending or loft conversion STPP
- Ample driveway parking, garage beyond gates
- Living room with a woodburning stove
- Family kitchen/dining room – conservatory
- 3 bedrooms and re-fitted family bathroom
- Various improvements
- Viewing recommended
- EPC rating: C – Council Tax Band: C

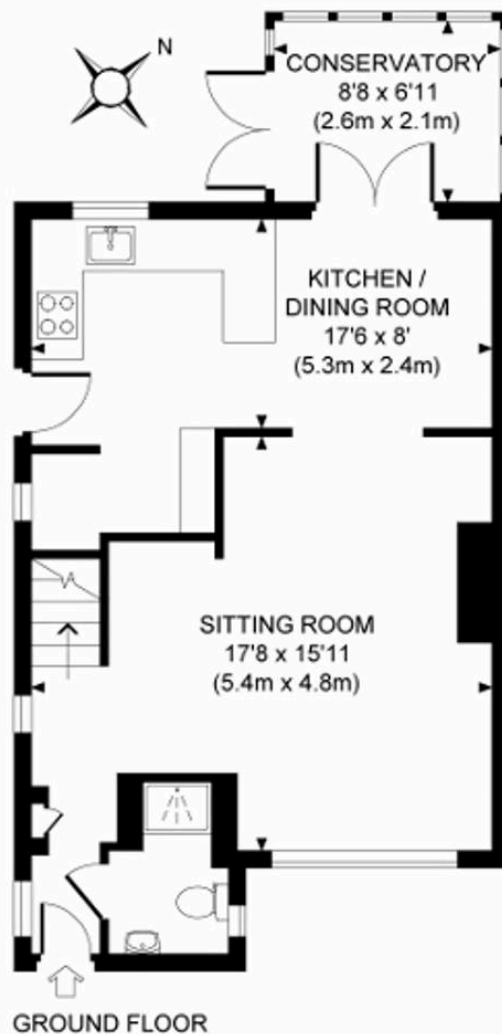


Woodlands Road is located off Mayflower Road which, in turn, is located off the western end of New England Road on the town's rejuvenated eastern side. Local schools within a short walk include Warden Park Primary Academy, St Wilfrid's, St Joseph's and Oathall Community College (all within a 10/15 minute walk). The town centre is just over half a mile distant where there is an extensive range of shops and stores whilst the town's trendy Broadway has several restaurants, cafes and bars. There are numerous leisure groups, sports clubs and a leisure centre. An alleyway from Fields End Close leads through to Pineham Copse giving swift access to the Princess Royal Hospital. Lindfield's picturesque village High Street can be easily accessed on foot, via the Scrase Valley nature reserve, where there is a traditional range of shops, boutiques, great pubs and restaurants, the landmark duckpond and large common which hosts several events throughout the year. The railway station provides a fast commuter service to London, Gatwick Airport and Brighton, is just over a mile on foot. By road, access to the major surrounding areas can be gained via the A272 and A/M23, the latter lying about 6 miles to the west at Bolney or Warninglid. There are several beauty spots in the local area including the 180 acre Ardingly Reservoir, both Ditchling and Chailey Common Nature Reserves, the South Downs National Park and the Ashdown Forest.

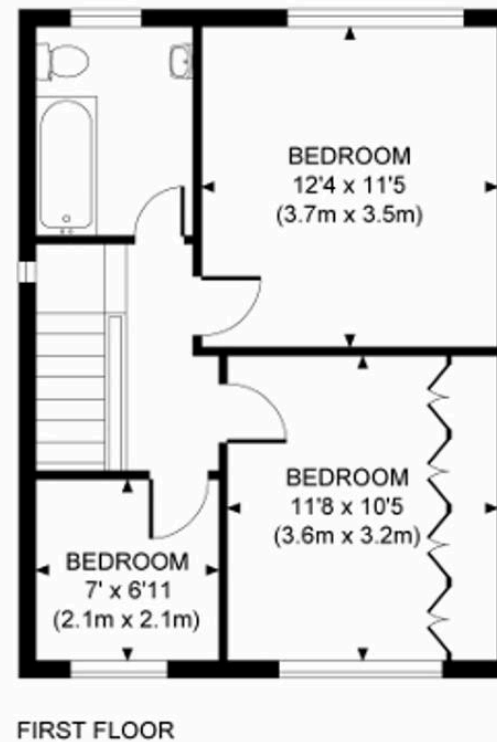
Distances in approximate miles:

Town centre 0.5, The Broadway 0.7, Railway station 1 (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins), A23 Bolney 6, Brighton Seafront 14, Gatwick Airport 15





Approximate Gross Internal Area
948 sq ft / 88.1 sq m



Mansell McTaggart Haywards Heath

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