



**Connells**

Blunden Drive  
Cuckfield Haywards Heath



## Property Description

A well presented three bedroom house which is situated towards the end of a quiet cul-de-sac in a popular location with no onward chain. This three bedroom detached house comes with a single garage and pretty front and rear gardens.

On the ground floor there is a living room, dining room, kitchen and W.C and on the first floor there is a master bedroom with an ensuite bathroom two further bedrooms and a family bathroom. There is a single garage to the side and pretty gardens to both front and rear.

Blunden Drive is situated within the Chapelfields development on the northern side of Cuckfield. It is within easy walking distance of the local primary and secondary schools as well as the local shop at Whitemans Green. Open countryside and public footpaths to the delightful Borde Hill Estate are literally just around the corner. Haywards Heath town centre and mainline railway station is about 2.5 miles along Ardingly Road to the east. The M23 Brighton to London motorway is about 5 minutes drive.

## Garage

17' 3" x 9' 4" ( 5.26m x 2.84m )

## Bedroom 1

12' 5" x 11' 2" ( 3.78m x 3.40m )

## Bedroom 2

10' 8" x 8' 9" ( 3.25m x 2.67m )

## Bedroom 3

9' 8" x 7' 9" ( 2.95m x 2.36m )

## Bathroom

6' 6" x 5' 6" ( 1.98m x 1.68m )

## Living Room

23' 8" x 10' 9" ( 7.21m x 3.28m )

## Hall

20' 8" narrowing to x 7' 2" ( 6.30m narrowing to x 2.18m )

## Dining Room

9' 9" x 9' 4" ( 2.97m x 2.84m )

## Kitchen

9' 5" x 9' 4" ( 2.87m x 2.84m )









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01444 441 441**  
**E [haywardsheath@connells.co.uk](mailto:haywardsheath@connells.co.uk)**

135 South Road  
 HAYWARDS HEATH RH16 4LY

**view this property online [connells.co.uk/Property/HAY405095](http://connells.co.uk/Property/HAY405095)**

**directions to this property:**

Leaving Cuckfield centre on the B2036 London road heading north. Turn right onto the Ardingly road and then the third left into Chapelfields. Take the first right into Blunden Drive and the house is the last but one.

**EPC Rating: D**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HAY405095 - 0006