



**Connells**

Cedar Avenue  
Haywards Heath



## Property Description

Guide Price £550,000 - £600,000

A beautifully presented four bedroom attached house with parking, a single garage and a fabulous landscaped garden. The accommodation comprises a kitchen/breakfast room, an open-plan reception/dining room leading onto the landscaped garden and a W.C. On the first floor, there are two bedrooms and a family bathroom and on the top floor, two further double bedrooms (one ensuite). To the front of the property, there is a driveway, additional parking, and a single garage. There is a pedestrian gate to the rear garden and solar panels on the roof.

The property is set in a small private cul-de-sac built just over 12 years ago. The town centre, with its good selection of shopping facilities, is easily accessible, with a Sainsbury's local on Wivelsfield Road, less than a mile away, with The Fox & Hounds pub also under a mile from the property. Bolnore Village Primary School & St Wilfreds C of E school, are just over a mile from the house, with Warden Park & Oathall Community College both easily accessible too. The property is also set midway between Haywards Heath & Wivelsfield Stations, with their direct service to both London & Brighton, with good road connections to London & the South East via the A23/M23.

## Entrance Hall

15' 10" x 6' 6" ( 4.83m x 1.98m )

## Cloakroom

5' 1" x 2' 7" ( 1.55m x 0.79m )

## Lounge

12' 9" x 14' 7" ( 3.89m x 4.45m )

## Dining Room

12' 9" x 8' 6" ( 3.89m x 2.59m )

## Kitchen

15' 10" x 7' 9" ( 4.83m x 2.36m )

## Bedroom 1

12' 9" x 15' 6" ( 3.89m x 4.72m )

## Ensuite

7' 6" x 4' 6" ( 2.29m x 1.37m )

## Bedroom 2

12' 9" x 12' 9" ( 3.89m x 3.89m )

## Bedroom 3

12' 9" x 11' 8" ( 3.89m x 3.56m )

## Bedroom 4

6' 2" x 8' 10" ( 1.88m x 2.69m )

## Bathroom

6' 6" x 6' 2" ( 1.98m x 1.88m )

## Garage

17' x 8' 7" ( 5.18m x 2.62m )

## Rear Garden

## Parking

## Haywards Heath Info

Haywards Heath Information

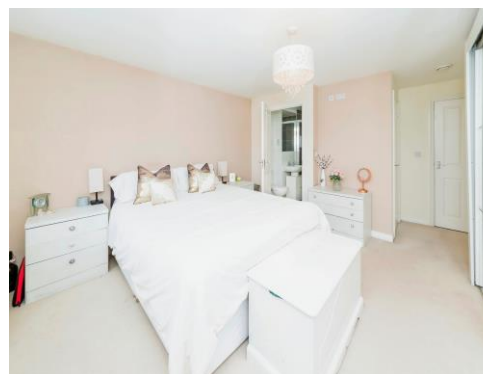
Haywards Heath is situated in the Weald, approximately 18.7 miles (30 km) north of Brighton, 4.2 miles (6.7 km) north of Burgess Hill, 2.3 miles (3.7 km) south east of Cuckfield and 1.8 miles (2.8 km) south west of Lindfield.

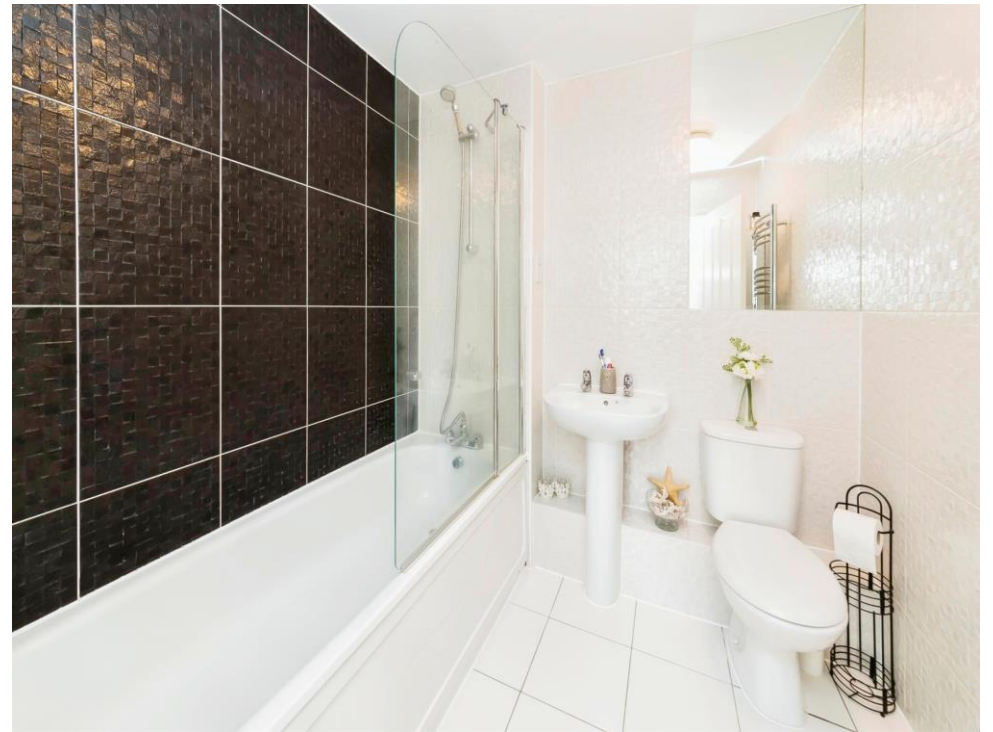
Lewes, in East Sussex, is 13.2 miles (21.2 km) southeast of Haywards Heath and the larger town of Horsham is 14.9 miles (23.9 km) to the northwest. Crawley is 12.3 miles (19.7 km) to the north, and Gatwick Airport is 19 miles (30.5 km) also to the north.

The villages of Albourne, Ansty, Bolney, Balcombe, Chailey, Clayton, Ditchling, Ditchling Common, East Chiltington, Goddards Green, Hassocks and Hurstpierpoint, Hickstead, Jacob's Post, Keymer, Plumpton, Plumpton Green, Sayers Common, Scaynes Hill, Streat, Twineham, Uckfield, Westmeston, Wivelsfield and Wivelsfield Green are other nearby villages.

Haywards Heath has a vast range of shops including Marks and Spencer, Boots, Superdrug, Waitrose and Sainsbury's. There are many bars and restaurants, plus a main line station offering regular services to London, Gatwick Airport and the South Coast. Main road networks provide straight forward access to Brighton, Horsham and Gatwick.

The surrounding area provides attractive green space and beautiful woodland, with a choice of picturesque villages and country public houses.









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

**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/HAY405101](http://connells.co.uk/Property/HAY405101)**



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: HAY405101 - 0020