



Connells

Stumblemead
Balcombe Haywards Heath



Property Description

This well presented extended 3 Bedroom House is located in the well sought-after Village of Balcombe, on the ground floor there is the Lounge which features a log burner alongside another log burner in the study, this property doesn't just have one lounge but two! The kitchen, utility room and guest toilet are also situated on the ground floor.

The first floor has 3 bedrooms with a family bathroom, this property also has a well kept garden measuring approximately 60', a large patio area and a insulated outbuilding, with mains electricity and internet via the home.

Further benefits include gas fired central heating, uPVC double glazed windows and facias. Outside there is a private driveway and parking within the cul-de-sac. This home also has access of use to an allotment situated at the end of the cul-de-sac.

The village of Balcombe is perfect for all who want the quiet friendly village life.

The property is situated in the village of Balcombe with a popular primary school, village shop, community owned pub, village cricket club, lawn bowls and a church. The mainline station is less than a mile away and offers direct services to London Bridge and Brighton to the south. The area is renowned for its standards of its schooling in both private and state sectors and offers excellent road communications via the A23 to the M25, the motorway network and the

airports at Gatwick and Heathrow.

Entrance Hall

6' 7" x 12' 7" (2.01m x 3.84m)

Study

8' x 8' 9" (2.44m x 2.67m)

Lounge 2

11' 5" x 7' 8" (3.48m x 2.34m)

Lounge

12' 1" x 12' 6" (3.68m x 3.81m)

Kitchen

10' 8" x 12' 5" (3.25m x 3.78m)

Utility Room

7' 6" x 4' 8" (2.29m x 1.42m)

Landing

6' 4" x 12' 5" (1.93m x 3.78m)

Bedroom 1

12' 9" x 14' 2" (3.89m x 4.32m)

Bedroom 2

12' 3" x 12' 7" (3.73m x 3.84m)

Bedroom 3

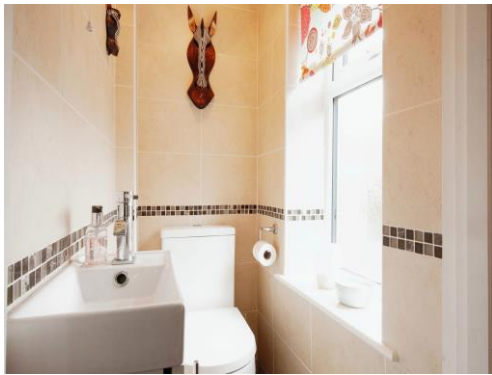
9' x 7' 7" (2.74m x 2.31m)

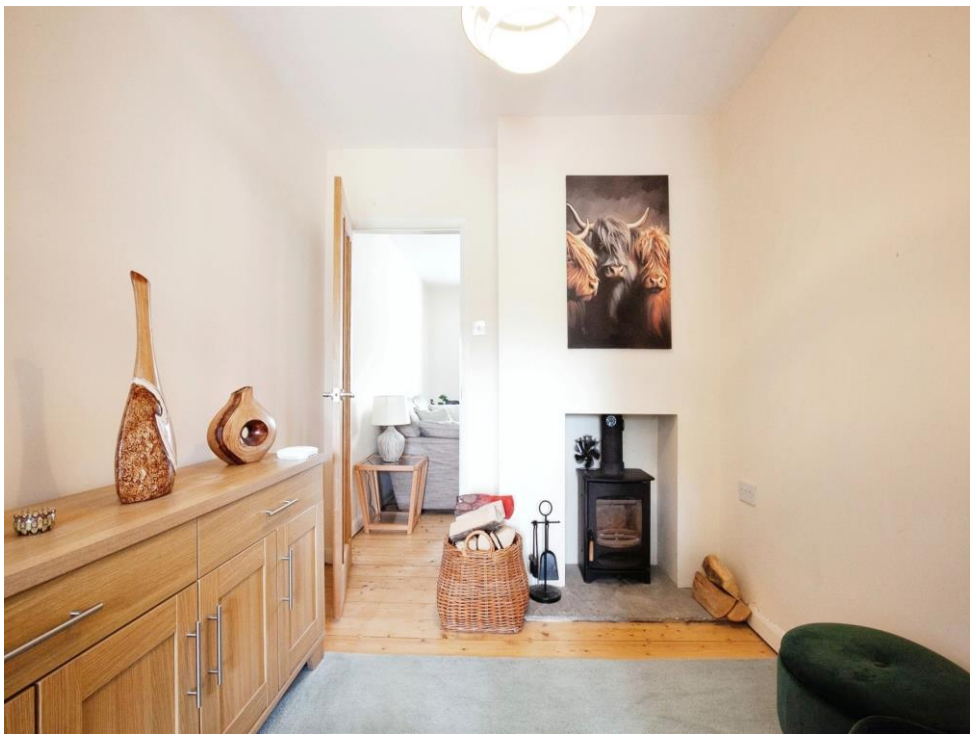
Bathroom

6' 4" x 6' 4" (1.93m x 1.93m)

Outbuilding

14' 7" x 8' 9" (4.45m x 2.67m)









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

To view this property please contact Connells on

T 01444 441 441
E haywardsheath@connells.co.uk

135 South Road
 HAYWARDS HEATH RH16 4LY

EPC Rating: Awaiting

Tenure: Freehold

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Property Ref: HAY405150 - 0003