

Cold Waltham Lane, Burgess Hill RH15 0EL



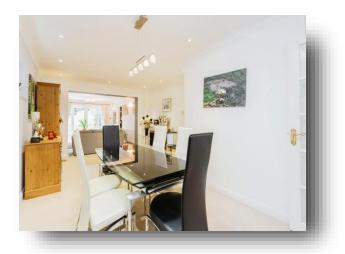
# welcome to

# Cold Waltham Lane, Burgess Hill

\*\*Large Side Plot\*\* Located in the sought after East Side of Burgess Hill close to the town centre, outstanding schools and beautilful walks to Ditchling Common. Huge downstairs extension offering lots of living space for families or people who work from home.















## Total floor area 172.7 m<sup>2</sup> (1,859 sq.ft.) approx

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

### **Entrance Hall**

**Dining Room** 20' 1" x 12' 8" ( 6.12m x 3.86m )

**Lounge** 15' 2" x 12' 1" ( 4.62m x 3.68m )

**Study** 9' 6" x 7' 3" ( 2.90m x 2.21m )

**Kitchen/Breakfast Room** 22' 9" x 9' 9" ( 6.93m x 2.97m )

**Utility Room** 9' 6" x 7' 3" ( 2.90m x 2.21m )

Cloakroom

Upstairs

**Bedroom One** 17' 6" x 15' (5.33m x 4.57m )

**Bedroom Two** 10' 11" x 9' 4" ( 3.33m x 2.84m )

**Bedroom Three** 14' 10" x 7' (4.52m x 2.13m)

**Bedroom Four** 9' 4" x 6' 9" ( 2.84m x 2.06m )

Bathroom

Shower Room

Outside

## welcome to

# Cold Waltham Lane, Burgess Hill

- Guide Price £600,000-£625,000
- Extended Four Bedroom Detached House
- Side Plot with Large Picturesque Garden
- Substantial Living Space
- Double Garage with Driveway

Tenure: Freehold EPC Rating: C

guide price **£600,000** 





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Property Ref:

BUH106785 - 0002

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Please note the marker reflects the postcode not the actual property

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