



Rectory Gardens, Haywards Heath Road, Balcombe
Haywards Heath RH17 6PA

welcome to

Rectory Gardens Haywards Heath Road, Balcombe Haywards Heath

Elegant three bedroom semi-detached home with large kitchen/dining/family room, bi-fold doors to garden, spacious living room, master suite with en-suite shower room, two further good-sized bedrooms, family bathroom, downstairs WC, and driveway parking for two cars in the picturesque Balcombe.



RECTORY GARDENS

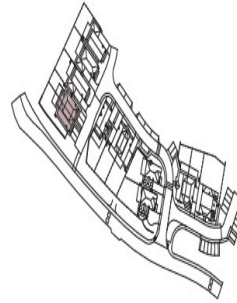


GROUND FLOOR

FIRST FLOOR

External finishes may vary. Please confirm with sales consultant. * Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm (3"). The plans indicate general layout only which may vary from other plans. Kitchen and bathroom layout indicative only. W denotes wardrobe. Cpd denotes cupboard. LC denotes linen cupboard. E/S denotes ensuite. CYL denotes cylinder. (M) denotes mirrored. (P) denotes mirrored. Please contact Sales Consultant for more information.

PLOT LOCATION



Homes 8 & 9(m)

GROUND FLOOR

Kitchen/Dining	5.24m x 3.63m	17'2" x 11'10"
Family Area	3.06m x 3.00m	10'0" x 9'10"
Living Room	5.30m x 3.89m	17'4" x 12'9"

FIRST FLOOR

Bedroom 1	3.79m x 3.37m	12'5" x 11'0"
Bedroom 2	4.46m x 2.58m	14'7" x 8'5"
Bedroom 3	4.16m x 2.54m	13'7" x 8'4"



welcome to

Rectory Gardens, Haywards Heath Road, Balcombe Haywards Heath

- Elegant three bedroom semi-detached house
- Master bedroom with en-suite shower room and fitted wardrobes
- Open plan kitchen/dining and family area with bi-fold doors leading to the garden
- Large living room
- Driveway parking for two cars
- High specification homes, built by a 5 star developer
- Family Bathroom

Tenure: Freehold EPC Rating: Exempt

£690,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/HHT110078



Property Ref:
HHT110078 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01444 450105



HaywardsHeath@fox-and-sons.co.uk



115 South Road, HAYWARDS HEATH, West
Sussex, RH16 4LR



fox-and-sons.co.uk