



Garden Cottage
Oakdale Road, Haywards Heath, RH16 3NE

 **Mark Revill & Co**

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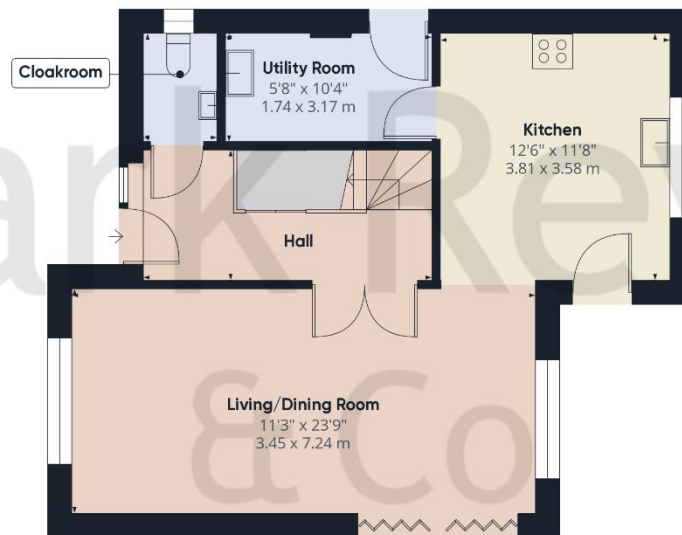
Offers in Excess of £525,000 Freehold

This splendid individual detached family home was built in 2019 by a local builder and boasts spacious and well-proportioned accommodation. This comprises a hallway with cloakroom and glazed double doors to the triple aspect dining/living room with bi-folding doors onto the garden, this leads through to the modern kitchen complete with integrated appliances and a useful utility room with side access. Upstairs, there are 3 double bedrooms all with built in wardrobes, a family bathroom and en suite shower room to the main bedroom. The property has the benefit of double-glazed windows, gas central heating with underfloor heating throughout the ground floor. The South/West facing garden is mainly paved with a raised boarder, an area of lawn, timber shed and there is access either side of the property to the double width block paved driveway. The property is being sold with no ongoing chain.

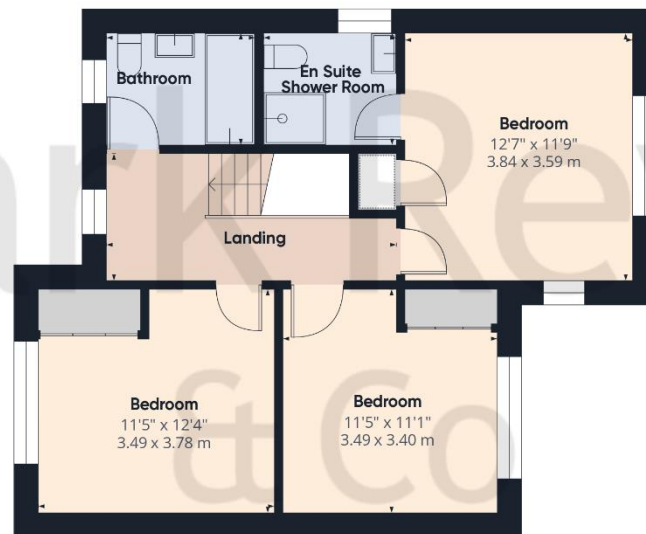
Oakdale Road lies immediately off Dellney Avenue in this popular established location just a short walk of a local primary school and of Princess Royal Hospital. Haywards Heath town centre is close at hand offering a wide range of shops and an array of restaurants whilst the mainline railway station is within easy reach providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The A23 lies about 5 miles west of the town offering a direct route to the motorway network, whilst Gatwick Airport is about 15 miles to the north and the cosmopolitan city of Brighton is approximately 14 miles to the south.







Ground Floor



Floor 1



Approximate total area⁽¹⁾

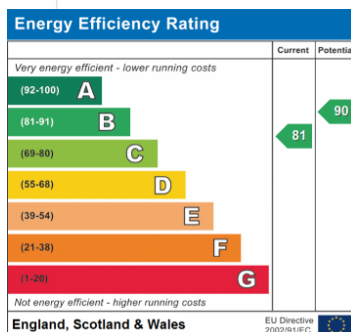
1164.66 ft²
108.2 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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