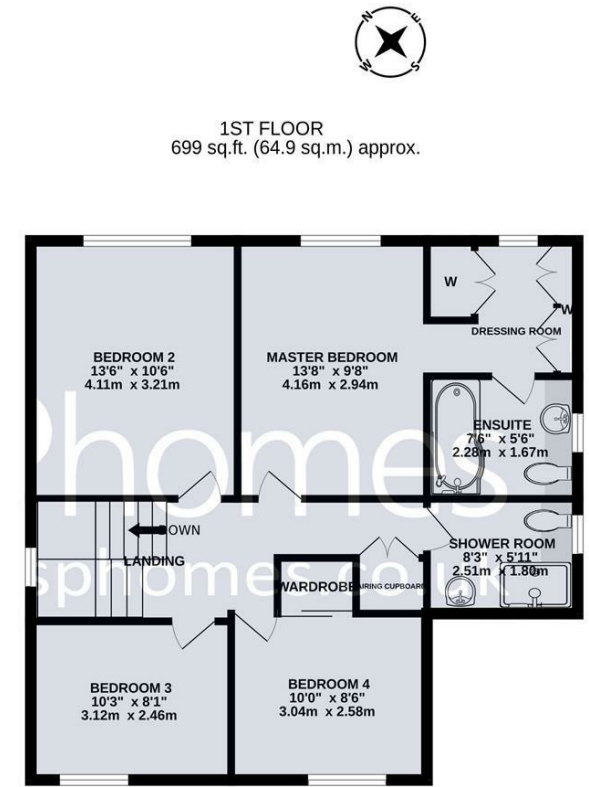
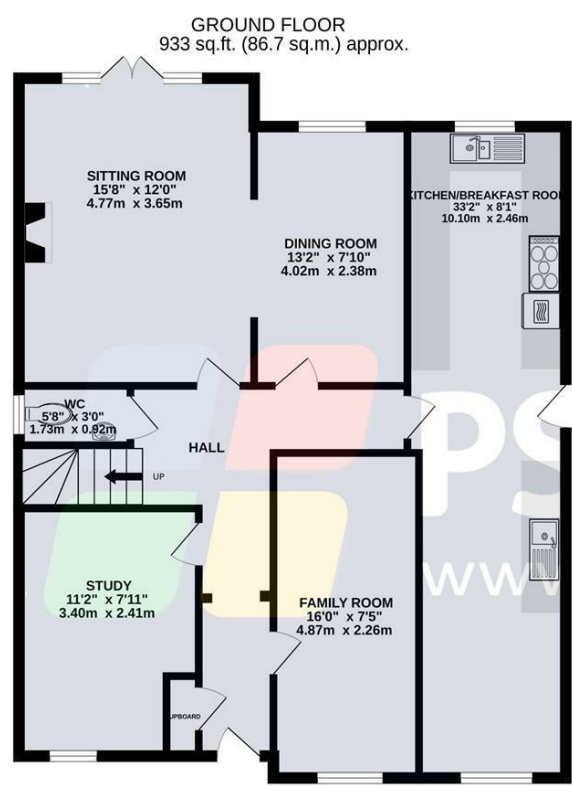


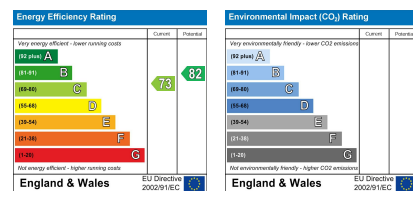


11 Willow Park, Haywards Heath, West Sussex, RH16 3UA

Price £750,000 Freehold



TOTAL FLOOR AREA : 1632 sq.ft. (151.6 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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VIEWING BY APPOINTMENT WITH PSP HOMES
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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
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11 Willow Park, Haywards Heath, West Sussex, RH16 3UA

What we like...

- * Large plot (0.16 acres) tucked away at the end of a desirable close.
- * Highly versatile accommodation that is perfect for family living with four receptions.
- * Excellent 33ft kitchen/breakfast room.
- * Master bedroom with its own dressing room & stylish refitted en-suite.
- * Walking distance of Northlands Wood School, convenience store, Doctors Surgery and Lindfield.

The House...

This attractive detached house is the perfect family home boasting highly flexible and spacious accommodation on one of the largest plots in Northlands Wood (0.16 acres), in a tucked away position and the end of Willow Park - one of the premier closes in eastern Haywards Heath.

The ground floor accommodation is arranged around a central entrance hall and provides a huge amount of versatility with up to four reception areas and a large kitchen. Upon entry, you'll notice the gorgeous herringbone 'Amtico' flooring that flows through the hall and into the main living room and dining room.

The inviting sitting room enjoys a focal point fireplace with log burner (less than two years old), perfect for those chilly winter evenings whilst the 'French' doors opening on to the garden, great for 'inside-outside' living during the summer months. This room sits adjacent to the formal dining room and is linked by an arched opening to provide a larger, open plan room if required. The family room and study provide plenty of further living space on the ground floor and there is a modern under stairs cloakroom.

The dual aspect kitchen extends to an exceptional 33ft, running the full depth of the house. There are stylish fitted units, integrated 'AEG' double oven & 'de Dietrich' hob, 'Bosch' dishwasher & microwave, two sinks and ample space for a breakfast table & chairs.

A turned staircase rises to a spacious central landing which leads to each of the bedrooms. The master bedroom is superb with its own walk-in dressing room and stylish en-suite bathroom that was refitted in 2022. The second bedroom is also a good size double room and overlooks the garden. Bedrooms 3 & 4 overlook the front and are also both doubles. The family bathroom has also been stylish refitted (2019), with sleek fully tiled walls and a walk in shower with 'drench' shower head.

Further attributes include gas central heating system, double glazing throughout and neutral décor providing a blank canvas.

Family homes with this much versatility and outside space are seldom available and viewing is highly recommended.

Step Outside...

Outside this home really comes in to its own, sitting on an enviable plot of approximately 0.16 acres. The rear garden is an excellent size and wraps around two sides of the house. The patio in the "side garden" provides the ideal spot for 'al-fresco' dining and enjoys sunshine late into the evening. The main garden has a large expanse of lawn and ornamental fish pond. To the front the a further area of garden and ample parking for several vehicles. If required, there is space at the side of the house to build a garage, STPP.



The Location...

Willow Park is a sought-after cul-de-sac of sizeable detached homes just off of Northlands Avenue on the east side of Haywards Heath. The property is within easy walking distance of local amenities including a 'Tesco Express' Convenience Store, Doctors Surgery and Pharmacy. More extensive shopping facilities can be found in the town centre, which lies 1.5 miles away.

STATION: Haywards Heath's mainline station is just over two miles distant and provides fast & regular commuter services to London (approx 47mins to London Bridge/Victoria), Gatwick International Airport and Brighton. These surrounding areas can also be accessed via the A272 to the east and A23/M25 to the west, which is swiftly accessed by the recently opened Haywards Heath bypass.

EDUCATION: Northlands Wood Primary School is within easy walking distance. For secondary education, Oathall Community College is just over a mile distant. In the private sector, the highly regarded Great Walstead School is located on the nearby East Maccalls Lane, Lindfield and provides education for children between the ages of 2 ½ and 13 (school year 8).

The Finer Details...

Title Number: WSX93310

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: F

Plot Size: 0.16 acres (not verified)

Available Broadband Speed: Ultrafast (910 mbps download)

We believe the above information to be correct and whilst it has been provided in good faith we cannot guarantee its accuracy and recommend intending buyers check personally before exchange of contracts.

