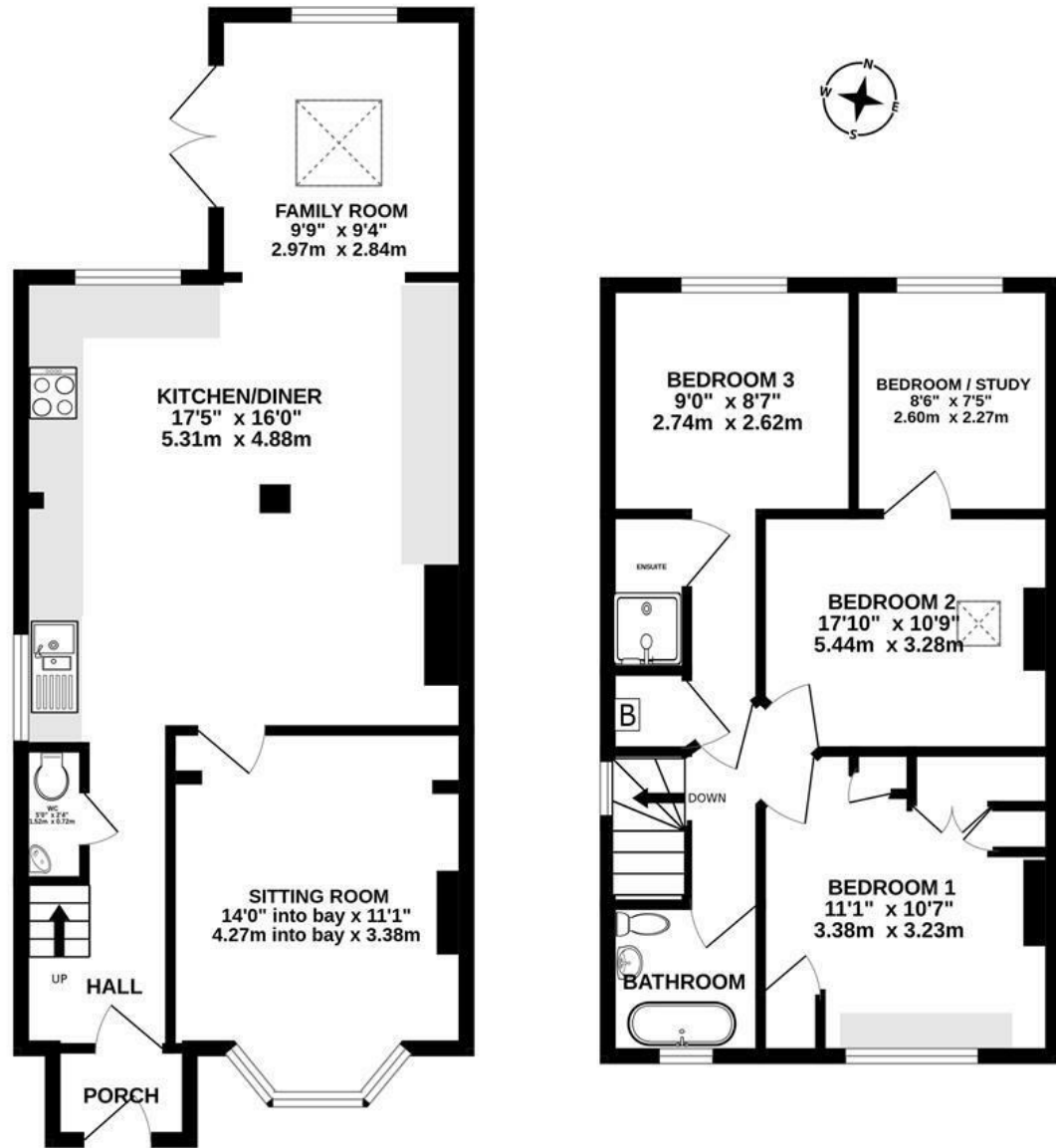
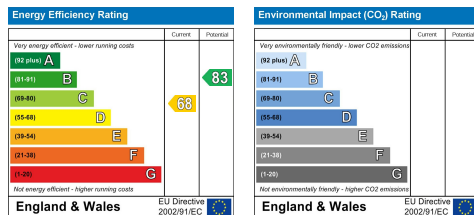


GROUND FLOOR  
585 sq.ft. (54.4 sq.m.) approx.

1ST FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1148sq.ft. (106.7 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
Made with Metropix ©2024



37 Queens Road, Haywards Heath, West Sussex, RH16 1EH

Guide Price £600,000 Freehold



## 37 Queens Road, Haywards Heath, West Sussex, RH16 1EH

Guide Price £600,000 - £630,000

What we like...

- \* Open plan kitchen/dining/family room - perfect for entertaining.
- \* Prime location for Haywards Heath's mainline station - great for commuters.
- \* Modernised throughout with contemporary spec and tasteful finishes.
- \* Pretty, well established garden with large paved terrace.
- \* Attractive bay fronted 1930s elevation giving plenty of kerb appeal.

### Guide Price £600,000 - £630,000

#### The House...

If you're looking for an attractive character home in a prime location for Haywards Heath's mainline station then this bay fronted 1930s semi on the sought-after Queens Road could be the one for you.

Internally the home has been transformed by our client in recent years and now offers so many inviting spaces that combine with the tasteful interiors. Karndean flooring flows throughout the ground floor seamlessly connecting all of the spaces.

The hub of the home is, without doubt, the open plan kitchen/dining/family room, which is a fantastic space for entertaining. The kitchen itself is sleek and stylish with contemporary handleless units, marble-effect countertops and a range of integrated appliances including an electric oven, induction hob and dishwasher.

A rear extension adds extra space and is flooded with natural light via a large Velux window and French doors open on to the garden.

The separate sitting room provides a cosier retreat with a classic bay window with plantation shutters and a chimney breast providing a natural focal point.

The ground floor also offers an understairs cloakroom and porch – very handy for shoes & coats.

On the first floor you have three double bedrooms and two bath/shower rooms. The family bathroom is a stunning space with tasteful wall tiling, period style floor tiles and an eye-catching roll-top bath.

One of the bedrooms has its own ensuite shower and overlooks the rear garden. The third bedroom has been split into two interconnecting bedrooms (one accessed through the other, see floorplan) and could easily be turned back into one large bedroom. You could also use this space as a walk-in dressing room or study.

The house gas fired central heating with annually serviced combi boiler and is fully double glazed. The large loft space is fully boarded with a pull down ladder and is ripe for conversion, subject to any necessary consents.



#### Step Outside...

To the rear you have a beautiful 60ft x 24ft garden that is well stocked with a plethora of pretty plants, flowers, trees and shrubs. The porcelain patio is the perfect spot to unwind with a glass of something chilled.

There is gated side access and driveway parking for two cars.

#### The Location...

Queens Road is an established residential road of mainly Victorian/Edwardian/1930s homes and enjoys a most convenient location for Haywards Heaths mainline station, which provides fast and regular commuter services to London (Victoria/London Bridge in approx 47 mins), Brighton and Gatwick International Airport. Additionally, Waitrose Superstore is within easy walking distance with a café and wine bar. There are a variety of other local amenities within close proximity including a convenience store while Sainsburys Superstore and the Dolphin Leisure Centre are also within walking distance. By road, surrounding areas can be easily accessed via the A272 and A23(M) with the latter lying approximately five miles west at Bolney/Warninglid.

The property falls into the catchment area for the highly regarded Blackthorns Primary School in Lindfield and for secondary education children usually attend Oathall Community College. There are also a number of private schools within the local area including Great Walstead School, Ardingly College, Hurstpierpoint College and Burgess Hill School for Girls.

#### The Finer Details...

Tenure: Freehold

Title Number: WSX67530

Local Authority: Mid Sussex District Council

Council Tax Band: D

Services: Gas fired central heating, mains drainage, mains water & electricity

Available Broadband Speed: Ultrafast (up to 1000 mbps download)

We believe the above information to be correct and it is provided in good faith but we cannot guarantee its accuracy.

