



37 Blunts Wood Road, Haywards Heath, West Sussex RH16 1ND

Guide Price £600,000 – £650,000



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A 4 bedroom detached family home in need of general modernisation throughout, occupying a south facing plot on the highly desirable west side of town, close to the Blunts Wood nature reserve and within walking distance of the railway station, Harlands School and Warden Park Secondary Academy School in neighbouring Cuckfield.

- Owned by the same family since built in 1966
- Requires general modernisation throughout
- Great potential for extending STPP
- 43' x 29' south facing rear garden
- Driveway and garage alongside
- Sitting room with open fireplace
- Separate dining room, kitchen & cloakroom
- 4 bedrooms
- Original pink 1960s bathroom
- Prime west side of town location
- 0.6 mile walk to railway station
- Harlands Primary 0.5 miles, Warden Park Secondary Academy 0.9
- For sale with no onward chain
- EPC rating: D – Council Tax Band: F



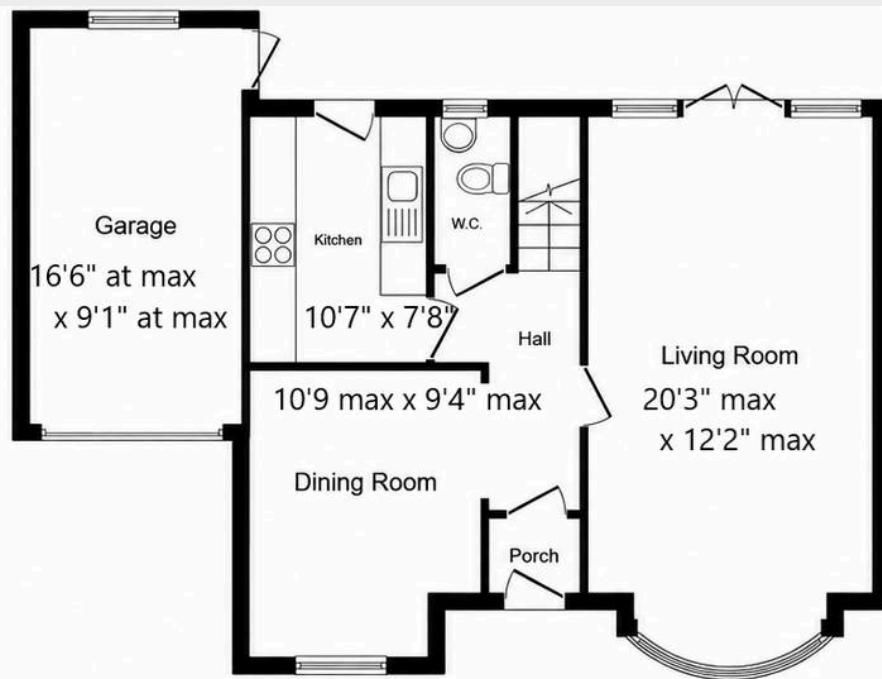
The property is situated on Blunts Wood Road, which is a no-through road, on the highly sought after western side of town, which is particularly popular with families due to its proximity to Harlands Primary School in Penland Road and also Warden Park Secondary Academy in the adjoining village of Cuckfield (easily accessed on foot via Blunts Wood & Paiges Meadow Nature Reserve). It is also ideal for commuters as there are various alleyways and shortcuts on foot to the railway station which is within 0.6 miles/15 mins walk. There are also shortcuts to the town centre where there is an extensive range of shops, restaurants cafés and bars. Other nearby facilities also within walking distance are the 6th form College, the leisure centre, Sainsbury's and Waitrose.

By road, access to the major surrounding areas can be swiftly gained via the Balcombe Road, A272 and A/M23, the latter lying about 5.5 miles to the west at Bolney or Warminglid or 8 miles to the north at Maidenbower/J10A.

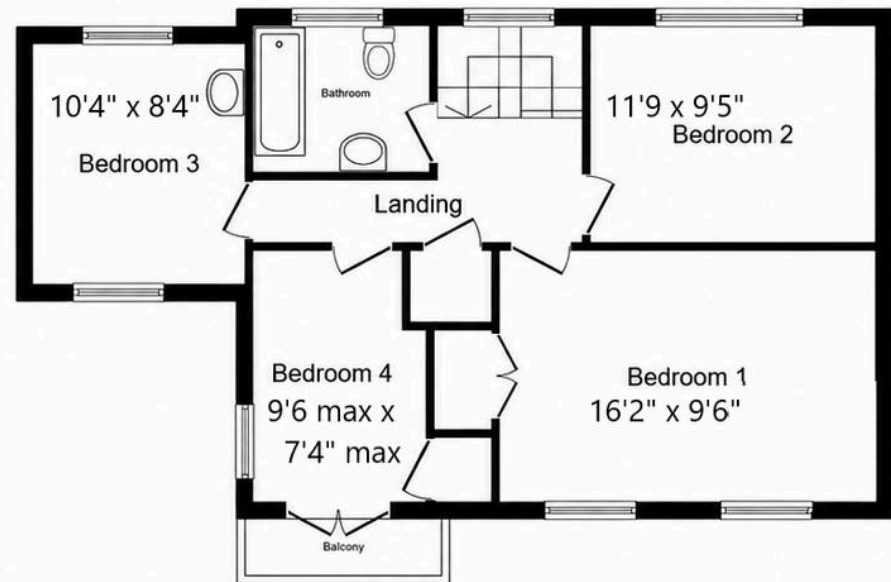
Distances: (approx miles on foot, car, train)

Haywards Heath Railway Station: 0.6 – providing fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins and Brighton (20 mins) Harlands Primary School: 0.5 Warden Park Secondary Academy: 0.9





Ground Floor



First Floor

Total floor area 126.6 m² (1,363 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

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