



Four Gables, 74 Ashenground Road, Haywards Heath, RH16 4QD

Guide Price £900,000 – £950,000



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A detached 1920s house occupying a secluded corner plot in this established area just to the south of the town centre and only 1 mile from the railway station offering highly versatile accommodation with up to 6 bedrooms if required and can be arranged to create a self-contained annexe if required (2 kitchens).

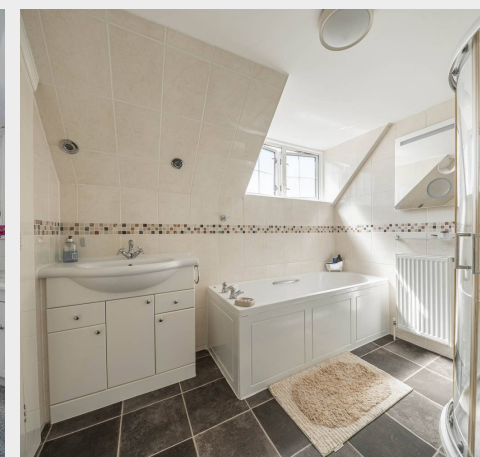
- Detached 1920s house on secluded plot
- Old established residential area near town centre
- Close to Ashenground Woods & Victoria Park
- Highly versatile accommodation (annexe) of 2832 ft.² in total
- 4 ground floor living areas/bedrooms, 2 kitchens and utility area
- 4 1st floor bedrooms, 3 bath/shower rooms, 2 WC's
- Plenty of private driveway parking – double garage
- 2 large secluded garden areas – 100' x 100' plot
- 1 mile walk to the railway station
- Warden Park Secondary Academy catchment area
- For sale with no onward chain
- EPC rating: D – Council Tax Band: F



The property is situated on the corner of Wood Ride and Ashenground Road, located just to the south of the main town centre. Ashenground Woods is close by providing some wonderful walks and the property is also close to Victoria Park. The town centre is within a 5/10 minute walk where there is an extensive range of shops and stores whilst the trendy Broadway is a little further on with its numerous restaurants, cafes and bars. There are 3 primary schools within a 10/15 minute walk and children from this side of town fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield although some children also go to Oathall Community college with its farm in Lindfield, which is a little closer.

By road, access to the major surrounding areas can be swiftly gained via the A272 and A/M23 which lies about 6 miles to the west at Bolney or Warminglid.

Distances (approx miles on foot/car/train) Primary schools : St Wilfrids 0.6 St Joseph's RC 0.5 Warden Park Academy 0.7 Secondary schools Oathall Community College 1.3 Warden Park Academy 2.1 St Paul's RC in Burgess Hill 5.9 Railway Station 1.1 (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins) Gatwick airport 14 Brighton sea front 14 A23 – Bolney 6



**Approximate Gross Internal Area 2832 sq ft - 263 sq m
(Including Garage)**

Ground Floor Area 1907 sq ft – 177 sq m

First Floor Area 925 sq ft – 86 sq m



Mansell McTaggart Haywards Heath

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