



**Old House Lane, Haywards Heath RH16 4XF**

welcome to

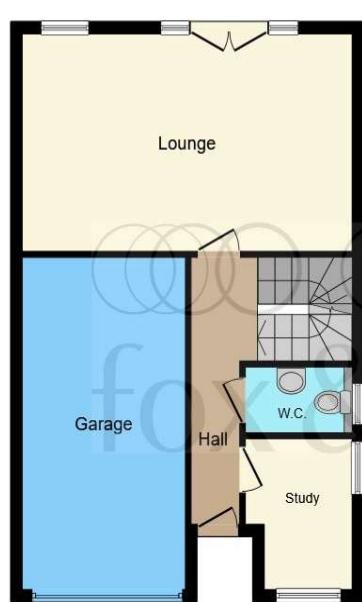
## Old House Lane, Haywards Heath

Fox and Sons offer this immaculately presented three double bedroom semi-detached house offering modern family living with a stunning kitchen/dining room, sitting room, en-suite bathroom, handy study, garage, and attractive garden with summer house, lawn and patio area.





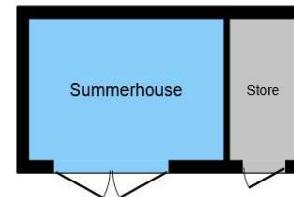
**Lower Ground Floor**



**Ground Floor**



**First Floor**



**Outbuilding**

### **Kitchen/Dining Room**

21' 2" at max x 11' 8" at max ( 6.45m at max x 3.56m at max )

### **Utility Room**

7' 2" x 5' 10" ( 2.18m x 1.78m )

### **W.C.**

### **Lounge**

21' 2" x 12' 4" ( 6.45m x 3.76m )

### **Study**

6' 6" at max x 6' at max ( 1.98m at max x 1.83m at max )

### **W.C.**

### **Bedroom 1**

14' 5" at max x 12' 3" at max ( 4.39m at max x 3.73m at max )

### **En-Suite**

### **Bedroom 2**

13' 3" at max x 10' 1" at max ( 4.04m at max x 3.07m at max )

### **Bedroom 3**

10' 7" x 9' 6" ( 3.23m x 2.90m )

### **Family Bathroom**

### **Summerhouse**

11' 10" x 7' 10" ( 3.61m x 2.39m )

**Total floor area 158.8 m<sup>2</sup> (1,709 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](http://www.focalagent.com)

## Old House Lane, Haywards Heath

- An immaculately presented very spacious semi-detached house
- Three large double bedrooms, two bedrooms with fitted storage
- Feature kitchen/ dining room
- Separate utility room
- South facing attractive garden with summer house
- Ground floor study
- Family bathroom and en-suite bathroom
- Driveway parking and garage

Tenure: Freehold EPC Rating: B

Council Tax Band: E

offers in the region of

**£580,000**



**view this property online** [fox-and-sons.co.uk/Property/HHT109976](http://fox-and-sons.co.uk/Property/HHT109976)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
HHT109976 - 0007



**01444 450105**



HaywardsHeath@fox-and-sons.co.uk



115 South Road, HAYWARDS HEATH, West Sussex, RH16 4LR



**fox-and-sons.co.uk**