



8 Wychperry Road, Haywards Heath, West Sussex RH16 1HJ

Guide Price £700,000-£750,000

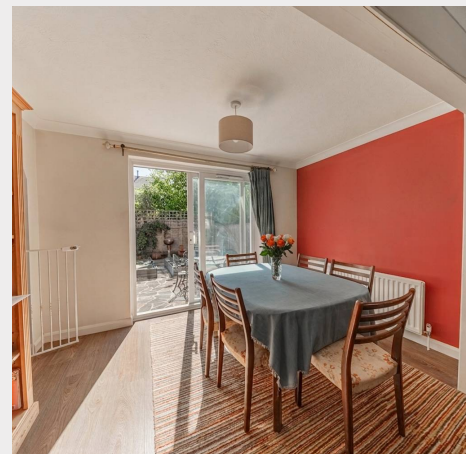


**MANSELL
McTAGGART**
Trusted since 1947



A 4 double bedroom, 2 bathroom detached house which has been extended to create generous room sizes and benefits from a 39' x 29' south/west facing rear garden, plenty of private driveway parking and a single garage, situated in this desirable cul-de-sac off Paddockhall Road, on the west side of town, within a 5-10 minute walk of the railway station and town centre and is in the catchment area for Harlands Primary and Warden Park Secondary Academy Schools.

- Family home in prime cul-de-sac location
- 5-10 mins walk to station and town centre
- Close to leisure centre, Waitrose, Sainsbury's
- Easy reach of very popular schools and 6th form college
- Lounge with fireplace – separate dining room
- Extended family sized kitchen/living area
- Potential for further extending STPP
- Utility room, cloakroom, integral garage
- Master bedroom with en-suite bathroom
- 3 further double bedrooms & bathroom
- Front garden with private driveway parking
- Fully enclosed south/west facing rear garden
- EPC rating: D – Council Tax Band: F



Please note: In accordance with the Estate Agency Act of 1979, this property is owned by an associate of Mansell McTaggart.

The property is situated in this desirable cul-de-sac which is made up of other detached properties and is located off Paddockhall Road, just to the south west of the railway station, which is just 0.3 miles on foot. The property is within a 10 minute walk of the town centre and fashionable Broadway with its numerous restaurants, cafés and bars, both the Waitrose and Sainsbury's superstore and the Dolphin Leisure Centre. Children from this side of town fall into the catchment area for Harlands primary school in Penland Road and Warden Park Secondary Academy in neighbouring Cuckfield. The 6th form college is even closer. The town has numerous parks and open spaces and the house is within a 15 minute walk of the Blunts Wood and Paiges Meadow nature reserve.

By road, access to the major surrounding areas can be swiftly gained via the A272 and A/M23, the latter lying about 5 miles to the west at Bolney or Warninglid.

Distances on foot/rail/car in approx miles

Railway station (South entrance) 0.3 (London Bridge/Victoria 45 mins, Gatwick 15 mins, Brighton 20mins) The Broadway 0.3 Harlands Primary 0.85 Warden Park Secondary Academy 1.6 Gatwick Airport 14 Brighton seafront 15

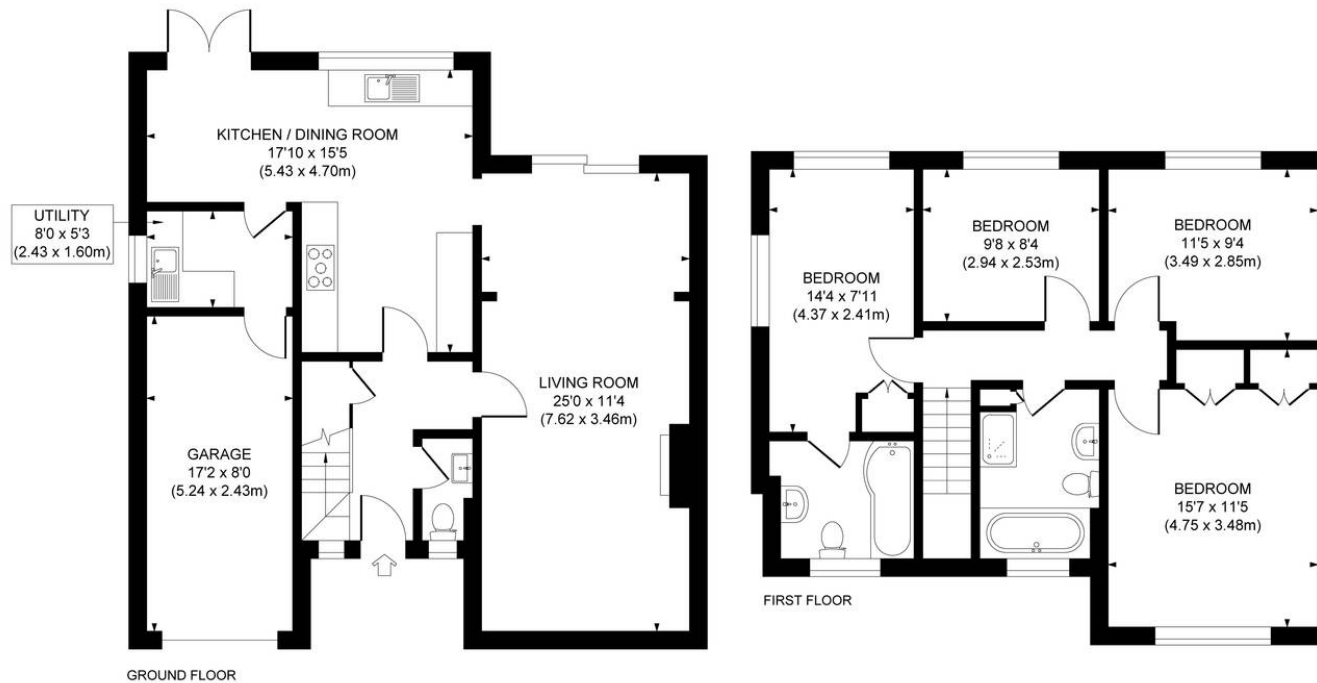


Approximate Gross Internal Area

Main House 1,321 sq. ft / 122.73 sq. m

Garage 137 sq. ft / 12.73 sq. m

Total 1,458 sq. ft / 135.46 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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