



36 Fairford Close, Haywards Heath, West Sussex RH16 3EF

Guide Price £800,000 – £850,000



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A detached 4 bedroom family house with an extended ground floor layout occupying an almost 0.5 acre plot in the road which includes an old ornamental garden to include 2 ancient balancing ponds, situated at the end of this cul-de-sac within a 10 minute walk of the main town centre, railway station and numerous schools.

- Detached family home in prime cul-de-sac
- Plot extends to almost 0.5 acres
- Easy walk of town, station & schools
- Ornamental gardens with balancing ponds
- Driveway parking for 6-8 cars
- Double garage - EV charging point
- 3/4 separate reception areas - kitchen & utility
- 4 bedrooms, en-suite shower and family bathroom
- Great potential for a sizeable 1st floor extension STPP
- Main roof and boiler replaced in recent years
- Ideal location for a families & commuters
- EPC rating: C - Council Tax Band: F



Fairford Close is a cul-de-sac off Oathall Road made up of large detached houses of varying style just to the east side of the town, close to Clair Park, the town centre, several schools and within a 10-minute walk of the railway station. The town provides an extensive range of shops, stores, restaurants, cafes and bars with the main shopping areas of South Road, The Orchards and The Broadway all being within a 10-minute walk. The railway station offers fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). There are several primary schools within a short walk including St Joseph's RC, Warden Park Primary Academy, St Wilfrid's CofE, and two primary schools in Lindfield (Blackthorns and Lindfield). Children from this side of town generally fall into the catchment area for Oathall Community College which has its own farm. Those children who attend the Warden Park Primary Academy are, however, eligible to go on to attend Warden Park Secondary Academy in nearby Cuckfield. The town also has a 6th form college and a leisure centre.

By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying about 5.5 miles to the west at Bolney or Warminglid. The surrounding area has numerous beauty spots including Ditchling and Chailey Common Nature Reserves, the Ashdown Forest and the South Downs National Park.

Distances (in approx. miles on foot):

Warden Park Primary Academy (0.35); St Joseph's RC (0.3); St Wilfrid's C of E (0.65), Oathall Community College (0.7), Warden Park Secondary Academy (1.6), Haywards Heath railway station (0.5)



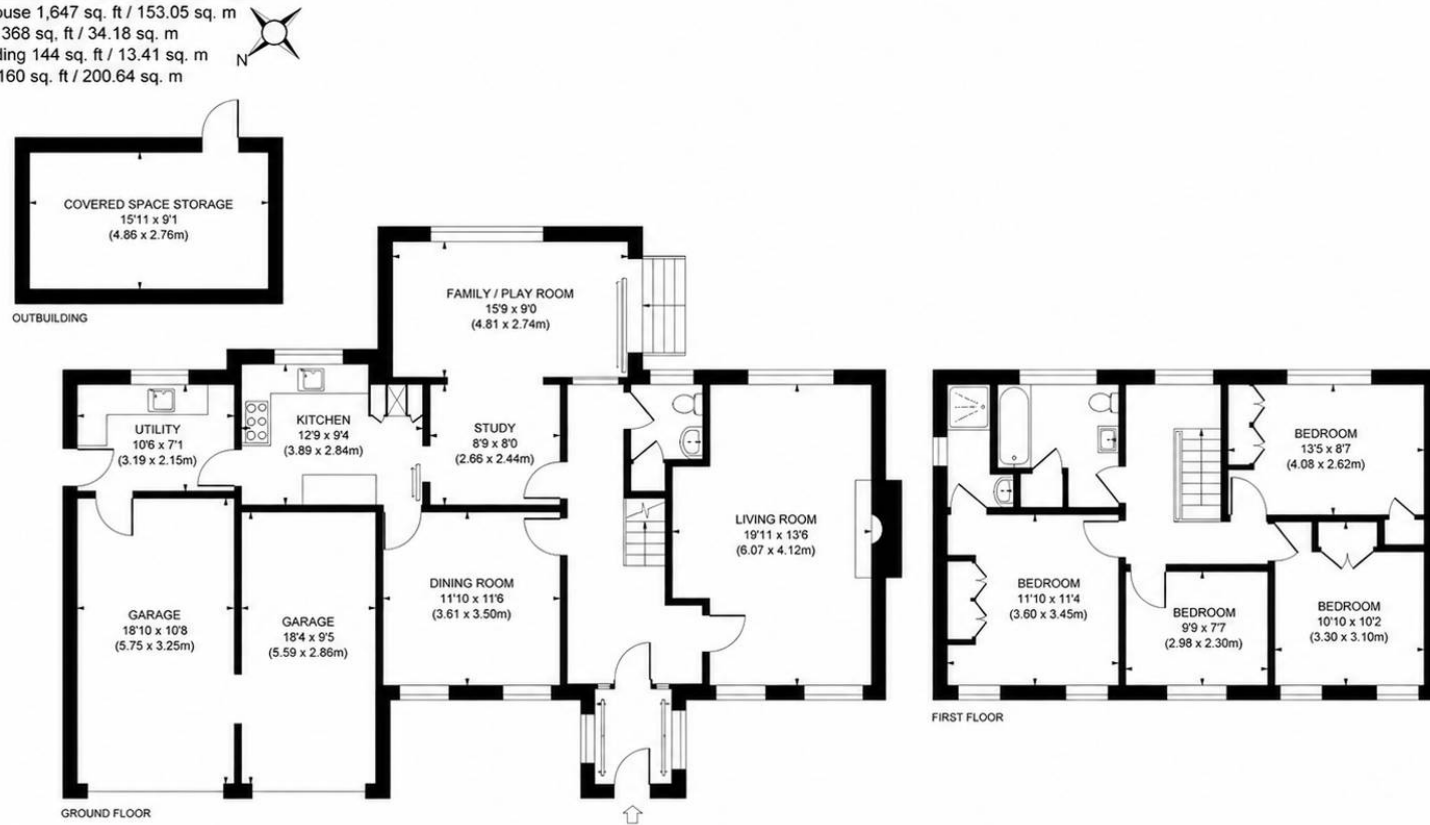
Approximate Gross Internal Area

Main House 1,647 sq. ft / 153.05 sq. m

Garage 368 sq. ft / 34.18 sq. m

Outbuilding 144 sq. ft / 13.41 sq. m

Total 2,160 sq. ft / 200.64 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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