



41 Pinewood Way, Haywards Heath, West Sussex RH16 4JU

Offers In Excess of £450,000 ... Freehold



**MANSELL
McTAGGART**
Trusted since 1947



A beautifully presented and thoughtfully extended 4 bedroom linked semi-detached house, offering deceptively spacious accommodation throughout. Vastly improved by the current owners, this home provides outstanding open-plan living space, a thoughtfully landscaped rear garden, and a peaceful position within a quiet no-through road on the outskirts of Haywards Heath, ideal for growing families and commuters alike. Ideally situated, the property is within easy reach of Haywards Heath town centre, a range of local amenities, excellent transport links, and highly regarded primary and secondary schools. Haywards Heath mainline station provides regular direct services to London Victoria and London Bridge, making it perfect for commuters, whilst Gatwick Airport is conveniently accessible in approximately 15 minutes by train. The property also enjoys close proximity to a number of local parks, countryside walks, and neighbouring towns and villages.

- Open plan kitchen/diner and sun room
- Remodelled and extended to side and rear
- Potential for loft conversion and further extension (STPP)
- Secluded landscaped garden with themed tiers
- Garage with power, lighting and insulated doors to front & rear
- Driveway parking for multiple vehicles
- Newly installed combi boiler
- Recently fitted soffits, fascias and gutters
- EPC: C – Council Tax Band: D



The property is located in Pinewood Way which is close to Rocky Lane and the Vale surgery on the southern side of town within a short walk of the hospital and close to the town relief road giving swift vehicular access out to the A23 in the west. This popular residential area is conveniently placed within walking distance (15 minutes) of the town centre and the mainline railway station (20/25 minutes). The town has numerous primary schools and 2 secondary schools. The property falls into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield. A regular bus service runs down Bolding Way linking with the town centre, railway station and neighbouring districts.

Open countryside is close by and the town also has numerous large parks, woodland, a leisure centre and a 6th form college.

Distances. On foot/car/ rail (in approximate miles)

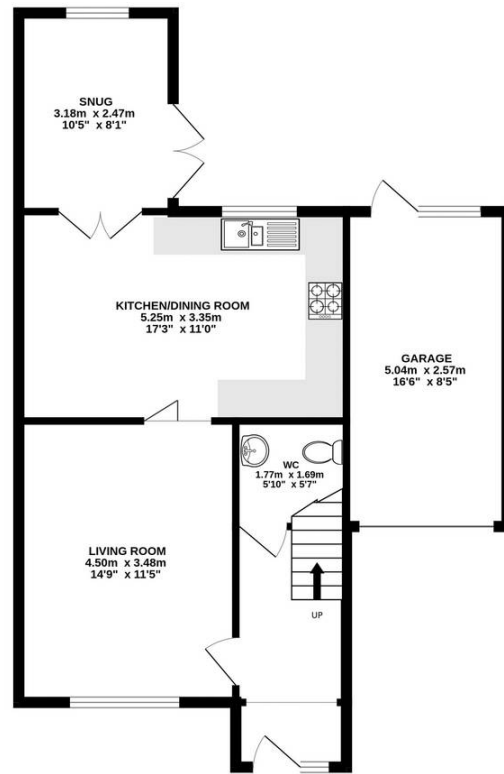
Princess Royal Hospital 1.0, Railway Station 1.6 (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins) Wivelsfield Station 2.5, Oathall Community College 2.0, Warden Park Secondary Academy 2.3, A23 at Bolney 5.5, Brighton seafront 12, Gatwick Airport 16

Agents Note:

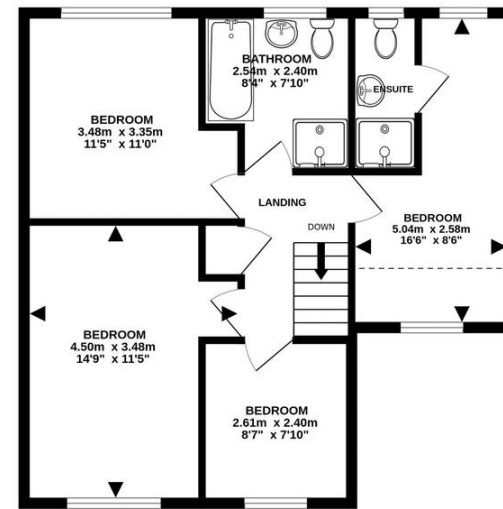
Under the Estate Agents Act 1979, we advise that our vendor is a family member of an employee of Mansell McTaggart.



GROUND FLOOR
63.9 sq.m. (688 sq.ft.) approx.



1ST FLOOR
54.2 sq.m. (583 sq.ft.) approx.



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TOTAL FLOOR AREA: 118.1 sq.m. (1271 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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