

Bruce Close, Haywards Heath

In Excess of **£685,000**

Henry Adams
estate agents

Bruce Close

Haywards Heath

GUIDE PRICE: £700,000 - £725,000.
Henry Adams are delighted to market this unique, immaculately presented three bedroom detached family home, situated in an enviable cul-de-sac position, on the favoured side of Haywards Heath.The property is offered to the market in superb order throughout, and is finished to an incredibly high standard, offering ample and versatile accommodation throughout to suit a variety of family needs.

Internally, the property is bathed in light and comprises of a bright entrance hall with stairs that lead to a galleried landing that overlooks the herringbone flooring below. There is a range of built in storage and a convenient WC to the front. To the rear of the property, there is a double aspect lounge with bi-folding doors that open to a patio and established garden. The lounge features a large fireplace with wood burning stove. To the front of the property, there are steps down, which lead to a large formal dining room with patio doors to the front. In addition to this, there is a spacious and well equipped modern kitchen, offering a range of built in appliances and space for a range of integral goods, including a range oven. The room has been finished with built in illuminated larder cupboards. There is a utility room to the rear, providing further storage space along with a range of white goods with a door leading to the rear garden. The ground floor is complete with a good sized office, which would also make for an ideal play room or additional bedroom.







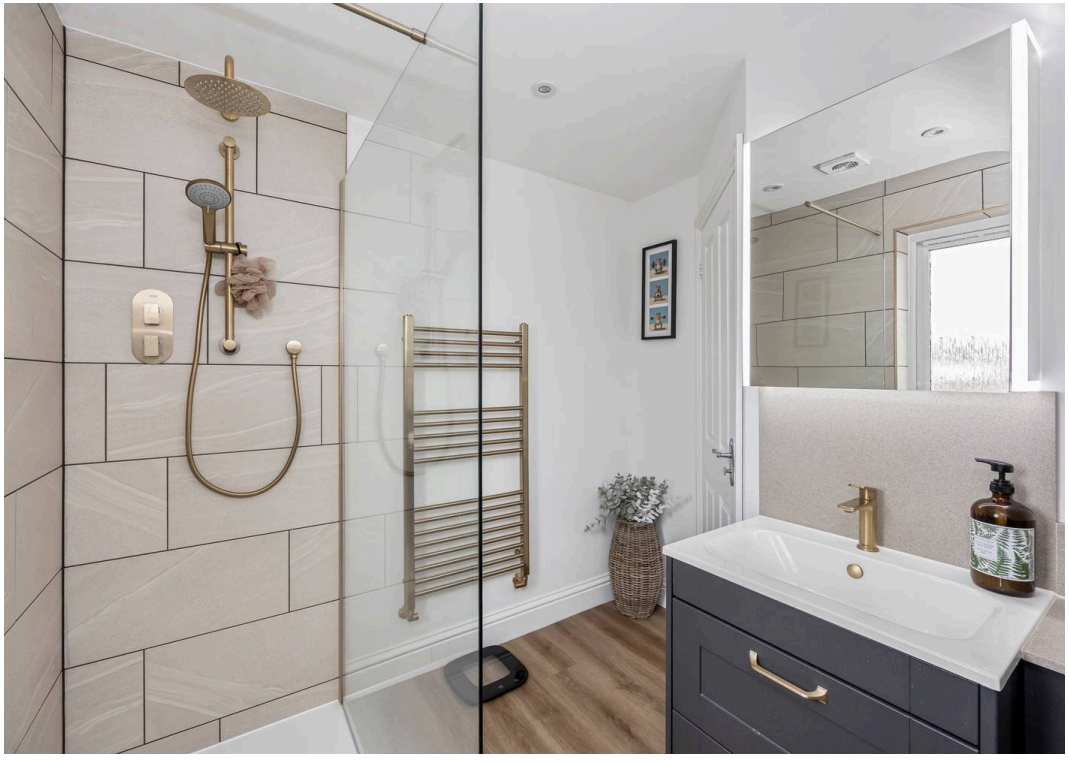












The properties luxurious finish continues upstairs with a beautiful landing area. The master bedroom is to the rear, and benefits from a stunning en-suite bathroom. The second double bedroom, boasts a range of fitted wardrobes and then steps down into the bedroom, creating an ideal guest suite. In addition to this, there is a third double bedroom to the rear. The accommodation has a stylish family bathroom with a walk in shower unit, with rainfall shower overhead.
Externally, there is a large paved driveway to the front, with off road parking for multiple cars. Whilst to the rear, there is a secluded rear garden, laid to lawn, with a patio area and a border of mature shrubs and bushes.

Situated in this enviable cul-de- sac location, the property is situated within easy reach of local shops, a range of Ofsted rated primary and secondary schools, and the town centre, making for an ideal family home.

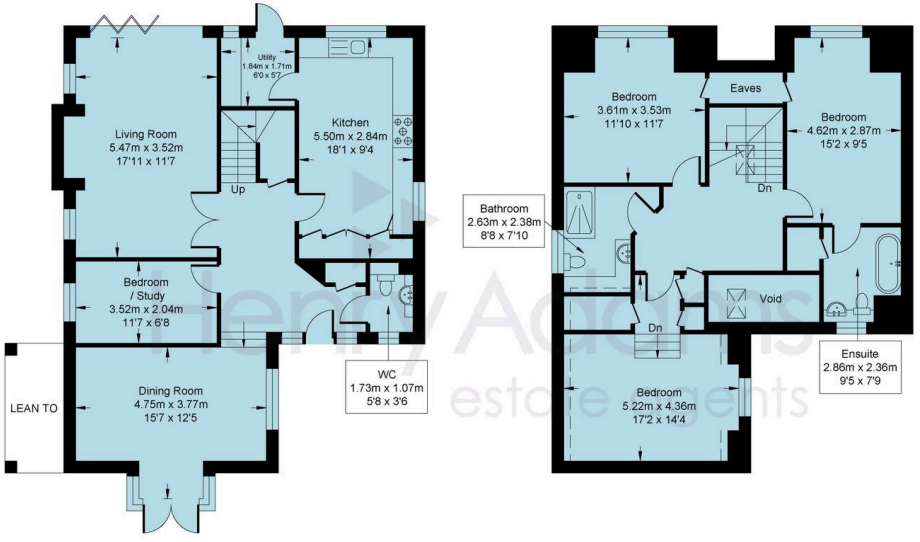
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





GROUND FLOOR

FIRST FLOOR

Bruce Close

Approximate Area = 1568.94 sq ft / 145.76 sq m
(Excluding Eaves / Void)
For identification only - not to scale



Henry Adams - Haywards Heath

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.