



66 Folders Lane
Burgess Hill, RH15 0DX

Guide price £950,000

Situated In One Of Burgess Hills Most Sought After Locations On The Favoured Eastern Side Of The Town This 2000sqft 5 Bedroom 2 Bathroom 3 Reception Room Detached Family House With Large South Facing Rear Garden And Double Garage Is A Must See.

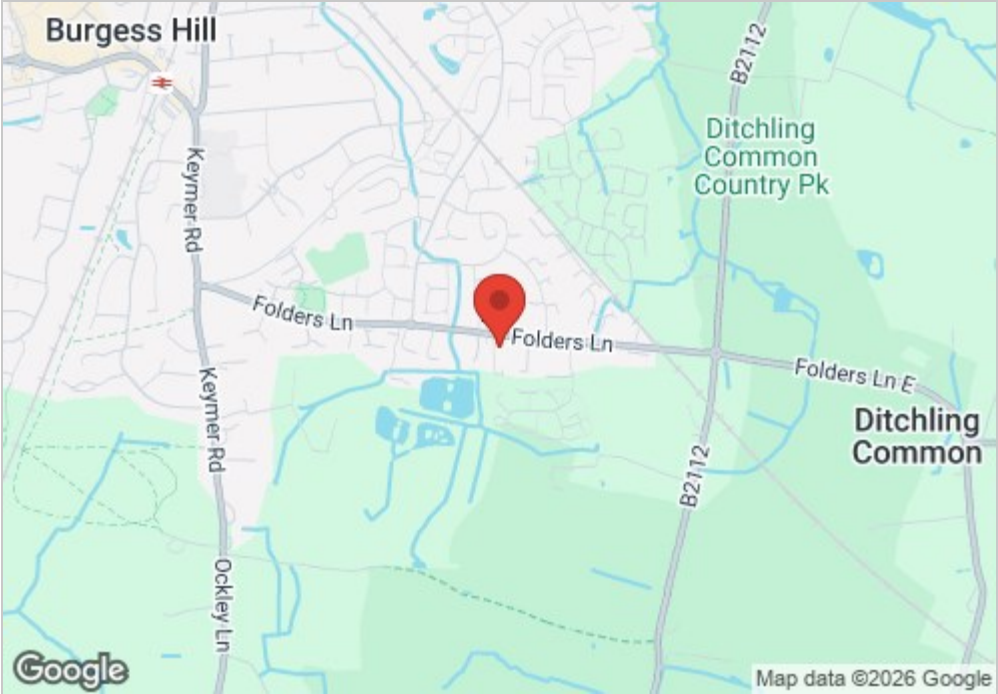
The property boasts generous family accommodation on both the ground and first floors with the ground floor offering a flexible layout with 3 reception rooms, conservatory plus a good size kitchen / dining room, their is access to the large South facing rear garden from both the Playroom / Study and the Conservatory whilst the first floor provides 5 Bedrooms and 2 bathrooms. To the front of the property is ample off road parking for several cars and a detached double garage.

Ditchling Common Country Park is a moments walk away and in the other direction Birchwood Grove Primary School and Burgess Hill School for Girls are within a 2 minute drive. The town centre with its range of shops, cafes, restaurants and mainline railway station is 1.2 miles away.



- Spacious Detached Family 5 Bedroom House In Sought After Location
- Ample Off Road Parking And Double Garage
- Located On The Ever Popular Folders Lane
- 3 Reception Rooms Plus Conservatory And Refitted Kitchen / Dining Room
- Large South Facing Garden
- Within Easy Reach Of Local Amenities Including: Schools, Shops And Railway Station

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



FOLDERS LANE

Approx. Gross Internal Floor Area (Excluding Garage) = 182.78 sq m / 1967.41 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

