



5 Rowan Close, Haywards Heath, West Sussex RH16 3RW

Guide Price £400,000-£425,000 ... Freehold



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A very well presented 3 bedroom semi-detached house with a 43' x 20' north/west facing rear garden and a garage in block situated in a quiet cul-de-sac within the popular Northlands Wood area on the town's south eastern outskirts close to an excellent primary school, local shops, hospital, countryside and with an easy walk into Lindfield Village.

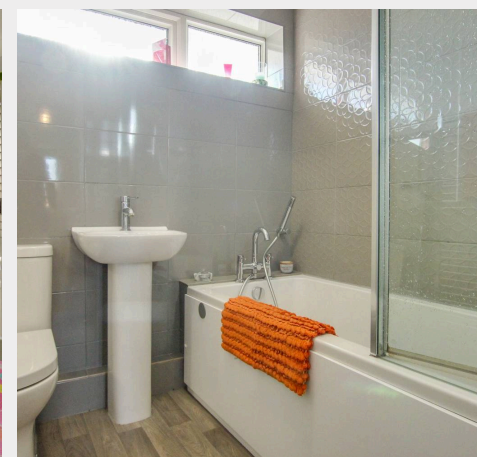
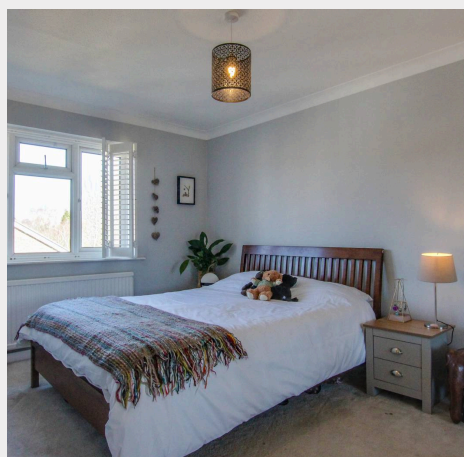
- Family home in quiet cul-de-sac location
- Close to recently updated childrens' play area in Walnut Park and to Northlands Wood Primary School
- Easy walk to hospital, local shops & Lindfield
- Driveway parking – garage in nearby block
- 43' x 20' fully enclosed rear garden
- Spacious entrance hall and downstairs cloakroom
- New durable roof over porch recently fitted
- Big living room leading onto garden
- Refitted kitchen and bathroom
- 2 doubles and 1 single size bedroom
- Potential to extend/convert loft STPP
- EPC rating: c - Council Tax Band: D



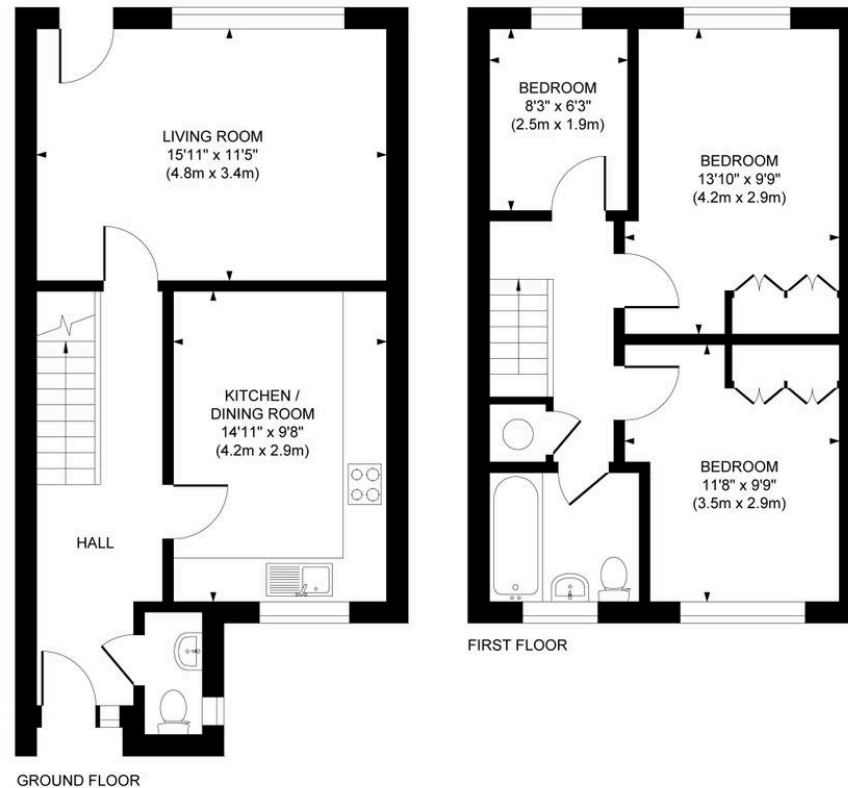
Rowan Close is located off Laburnum Way which runs between Northlands Avenue and Beech Hill on the south eastern outskirts of town. This desirable residential area is particularly popular with families due to its close proximity to a highly regarded primary school and those working at the hospital. Local facilities include the Northlands Wood medical practice, pharmacy and a Tesco Express store. The property is within a short walk of open countryside and the Snowdrop Inn pub. A regular bus service runs close by linking with the town centre, railway station and neighbouring districts. Children from this side of town fall into the catchment area for Oathall Community college in neighbouring Lindfield with its farm. The picturesque village of Lindfield is within a 20 minute walk and has an historic High Street with a traditional range of shops, boutiques, pubs, restaurants, the landmark duckpond and a large common which hosts several events throughout the year. The town has an extensive range of shops, restaurants, cafés and bars, numerous large parks, sports clubs and a state-of-the-art leisure centre. By road access to the major surrounding areas can be swiftly gained via the A272 and the A/M23, the latter lying about 6.5 miles to the west at Bolney.

Distances (miles on foot/by car or rail)

Northlands Wood Primary School 300 yards
Oathall Community College 1
Princess Royal Hospital 0.5
South Road shops 0.85
Haywards Heath station 1.8
(London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins)
Gatwick Airport 15
Brighton seafront 15
A23 at Bolney 6.5



Approximate Gross Internal Area
864 sq. ft / 80.28 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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