

2 Larch Way, Haywards Heath, West Sussex RH16 3TY

Guide Price £425,000 - £450,000

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A beautifully presented and extended 3 bedroom detached house, which the present owners have greatly improved and reconfigured to create a fabulous home, situated in the heart of the popular Northlands Wood district on the town's south/eastern edge. The property is conveniently situated opposite a Tesco Express store and pharmacy and within a short walk of the hospital, countryside, Lindfield Village and the highly regarded Northlands Wood Primary School. An internal viewing is highly recommended.

- Extended & greatly improved detached house
- Popular Northlands Wood area near hospital
- Easy walk into Lindfield Village & Countryside
- 28' (min) x 22' walled rear garden (astro turf)
- Refitted kitchen and refitted bathroom
- Replaced windows and woodburning stove
- Driveway re-paved for 3 cars
- Kitchen & garage converted into 1 large room
- Lounge with dining room extension
- 5 min walk to Northlands Wood Primary School
- 10 min walk to Princess Royal Hospital
- EPC rating: C - Council Tax Band: E

Larch Way is located off Northlands Avenue opposite a Tesco Express store on the town's south/eastern side. Other nearby facilities include a pharmacy, medical surgery and Northlands Wood primary school. A regular bus service runs close by linking with the hospital, town centre and railway station. Northlands wood is popular with families and is close to open countryside, a good country pub and is within walking distance of Oathall Community College with its farm in neighbouring Lindfield. Lindfield village with its picturesque High Street, landmark duckpond and common is under a mile on foot. The town centre is about 1.2 miles distant where there is an extensive range of shops, stores, restaurants, cafes and bars. The town also has a leisure centre, 6th form college and numerous sports clubs. The railway station is approximately 1.7 miles distant and provides fast commuter links to London Bridge/Victoria (47 mins), Brighton (20 mins) and Gatwick (15 mins).

Access by road to the major surrounding areas can be gained via the A272 town relief road and the A/M23 which lies approximately 6-7 miles to the west at Bolney.

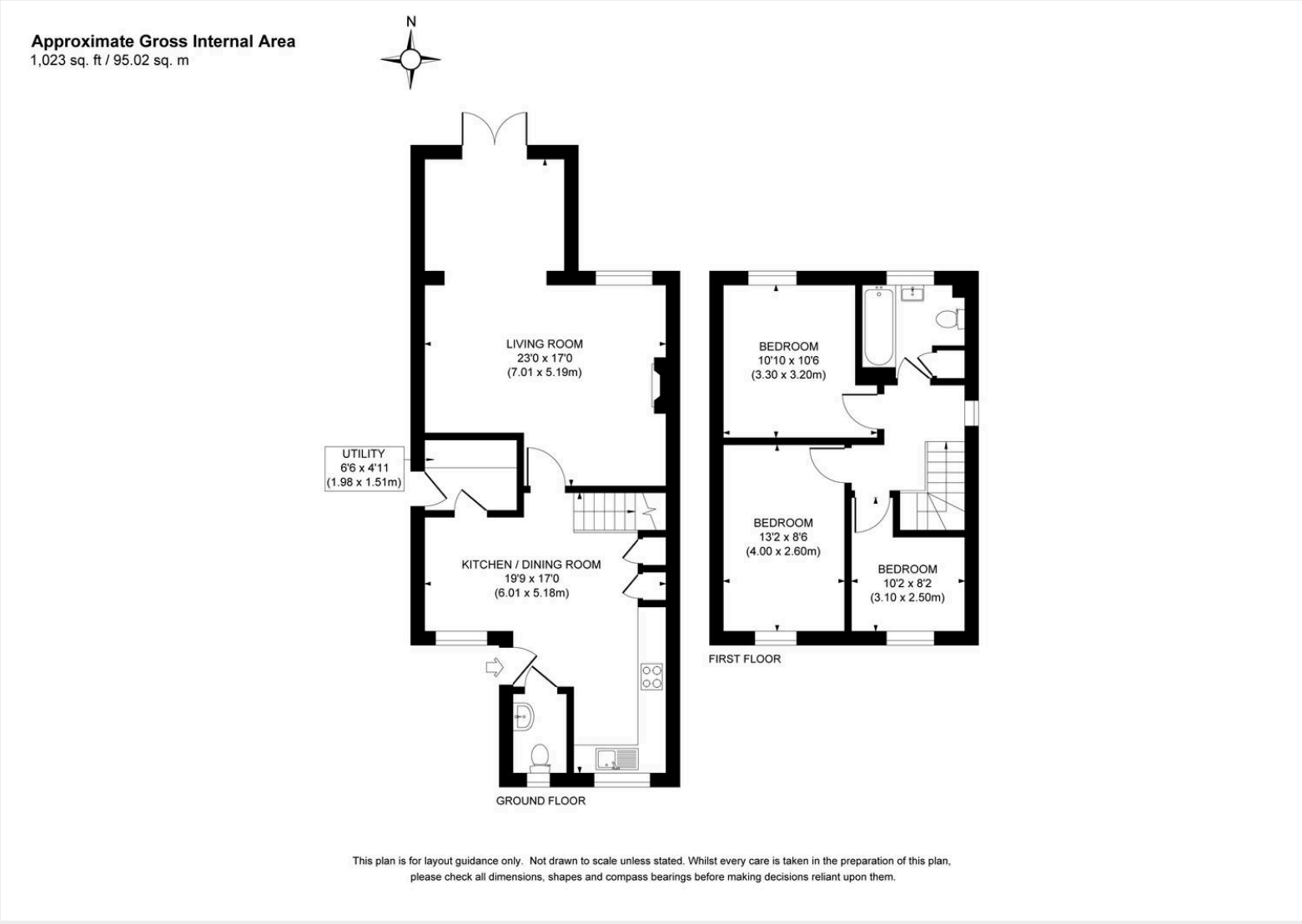
Schools: Northlands Wood Primary School (0.3 miles) Oathall Community College (0.9 miles)











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