



42 Boston Road
Haywards Heath, RH16 3PX

 **Mark Reville & Co**

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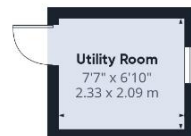
Guide Price £365,000 - £375,000 Freehold

A much improved, traditionally built three bedroom terraced house offering bright and spacious accommodation arranged over two floors. The property has been extensively modernised and refurbished in recent years, creating a well planned and versatile home that is ready to move into. The ground floor comprises: an entrance hall, generous sitting/dining room and a refitted kitchen/breakfast room with a comprehensive range of cupboards and drawers, together with integrated appliances including oven and hob. There is external access to a downstairs WC and also a separate utility room. To the first floor, the landing provides access to three well proportioned bedrooms and a family bathroom. Further benefits include gas central heating, double glazing and cavity wall insulation. To the front, a recently laid double driveway provides off road parking for two vehicles. The fully enclosed south facing rear garden extends to approximately 53 feet and features a large paved patio with pergola, areas of lawn and well established planted borders and beds. A central pathway leads to the bottom of the garden where there is a detached timber built garden room/home office, providing an excellent additional space for working from home, hobbies or simply relaxing.

Situated in a popular and established residential location, the property is conveniently positioned close to a local parade of shops and within a short walk of several well-regarded schools catering for all age groups. Haywards Heath town Centre is also within easy reach, offering a wide range of shops, cafés and everyday amenities, together with The Broadway, which is well known for its choice of restaurants and bars. The town's mainline railway station provides a fast and frequent service to central London, with journey times to London Victoria and London Bridge of approximately 42-45 minutes. Brighton is also readily accessible by road and rail, while the A23 is within easy reach, providing convenient access towards London, Gatwick and the South Coast.







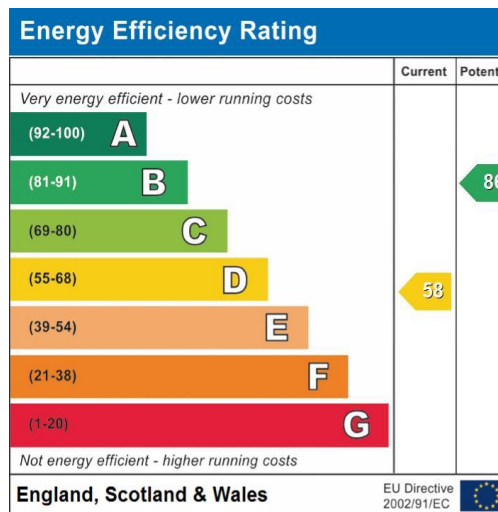
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

971 ft²

90.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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