



19 Penland Road, Haywards Heath, West Sussex RH16 1PP

Guide Price £600,000 – £650,000 ... Freehold



**MANSELL
McTAGGART**
Trusted since 1947



A 3 bedroom detached house standing on a fabulous plot backing onto woodland and playing fields in this highly desirable part of town close to Harlands Primary School, Blunts Wood, the 6th form college, leisure centre and only a 0.5 mile walk to the railway station.

- Very well cared for detached family home
- Prime location near the station & good schools
- Tremendous potential for extending STPP
- Space to create bigger bedrooms & more bathrooms
- Spotlessly clean and neutral order throughout
- Lounge, dining room, study/office, playroom
- Refitted kitchen 3 years ago – separate utility
- 3 bedrooms and refitted shower room
- Long front garden, driveway and garage (electric door)
- 80' x 40' tiered rear garden
- Viewing highly recommended
- EPC rating: D – Council Tax Band: F



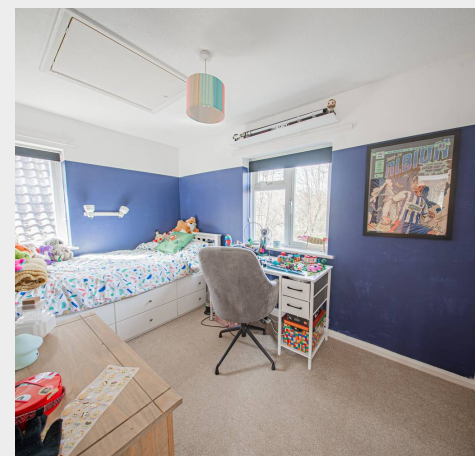
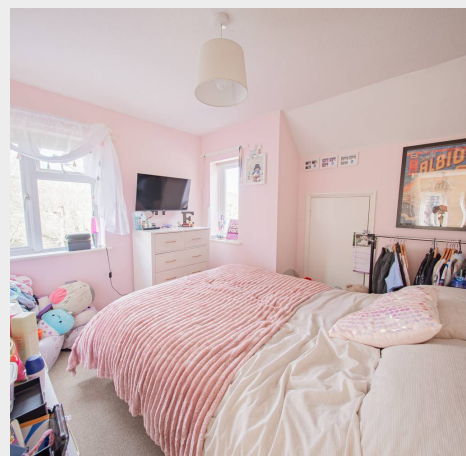
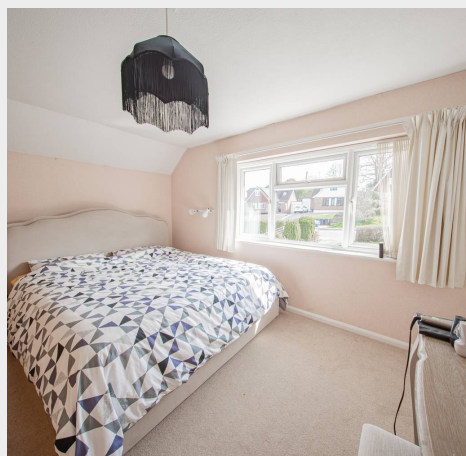
The property is located in this very popular road on the town's desirable north/western side. This side of town is particularly popular with families and commuters due to the close proximity of the highly regarded Harlands Primary School, the leisure centre, beautiful Blunts Wood and the railway station.

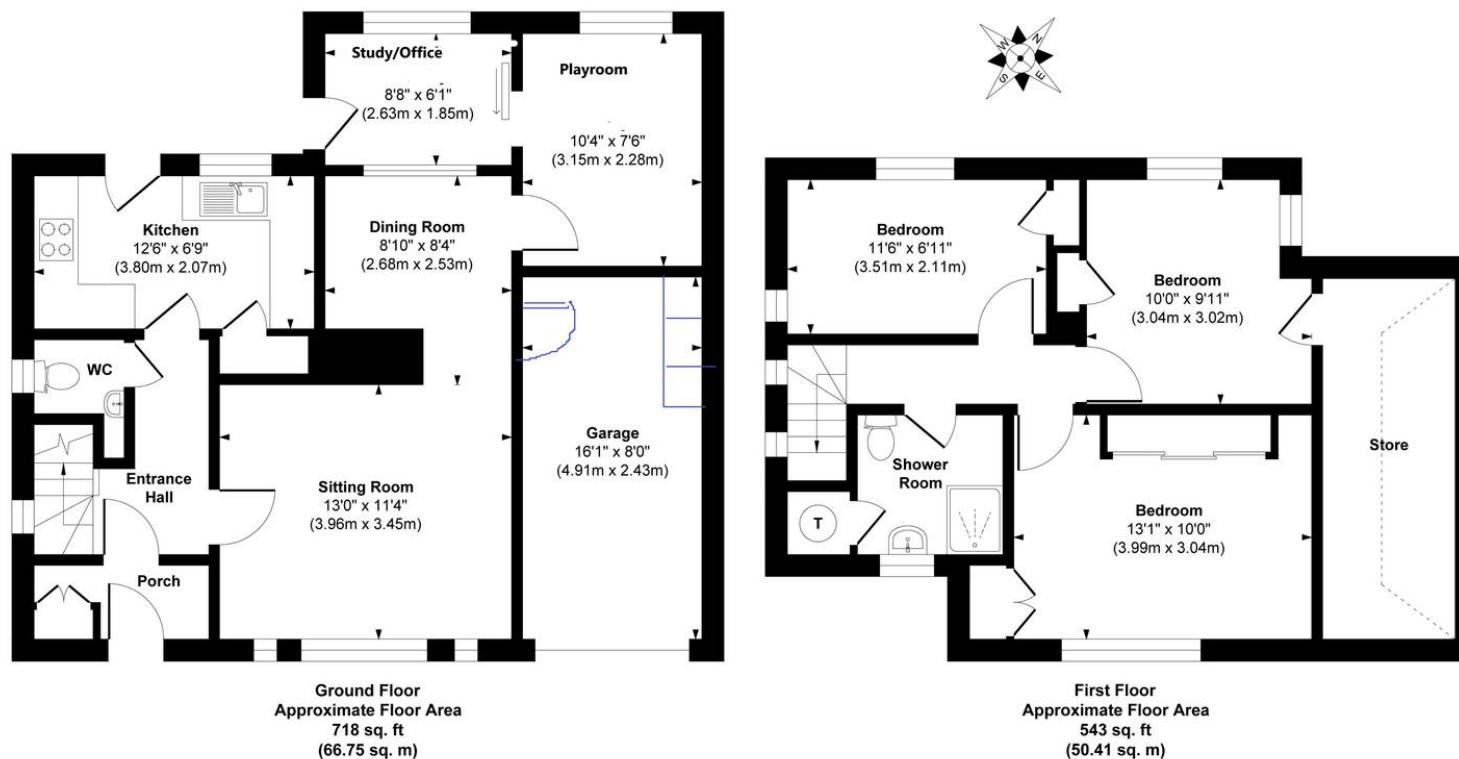
The town centre is just over 1 mile distant where there is an extensive range of shops, restaurants, cafes and bars. The town has numerous leisure groups, sports clubs and the Dolphin leisure centre which is located within half a mile of the house. Harlands Primary School is located within 250 yards and children from this side of town go onto Warden Park Secondary Academy in neighbouring Cuckfield which is swiftly accessed on foot via Blunts Wood (1.2 miles). The 6th form college is also within a 5 minute walk.

Access by car to the major surrounding areas can be swiftly gained via the Balcombe Road, the A272 and the A/M23 which lies about 6 miles to the west at Warninglid or 8 miles to the north at Maidenbower (junction 10 a).

Distances. On foot/car in miles

Harlands Primary School – 250 yards, Warden Park Secondary Academy – 1.2, Railway Station 0.6 (London Bridge/Victoria 47 mins, Gatwick Airport 15 mins, Brighton 20 mins)





Mansell McTaggart Haywards Heath
Mansell McTaggart Estate Agents, 7 Muster Green South – RH16 4AP
 01444 456431

hh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/haywardsheath

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.