8 Wychperry Road, Haywards Heath, West Sussex RH16 1HJ

Guide Price **£700,000-£750,000**

MANSELL McTAGGART
Trusted since 1947

A 4 double bedroom, 2 bathroom detached house which has been extended to create generous room sizes and benefits from a 39' x 29' south/west facing rear garden, plenty of private driveway parking and a single garage, situated in this desirable cul-de-sac off Paddockhall Road, on the west side of town, within a 5-10 minute walk of the railway station and town centre and is in the catchment area for Harlands Primary and Warden Park Secondary Academy Schools.

- Family home in prime cul-de-sac location
- 5-10 mins walk to station and town centre
- Close to leisure centre, Waitrose, Sainsbury's
- Easy reach of very popular schools and 6th form college
- Lounge with fireplace – separate dining room
- Extended family sized kitchen/living area
- Potential for further extending STPP
- Utility room, cloakroom, integral garage
- Master bedroom with en-suite bathroom
- 3 further double bedrooms & bathroom
- Front garden with private driveway parking
- Fully enclosed south/west facing rear garden
- EPC rating: D - Council Tax Band: F

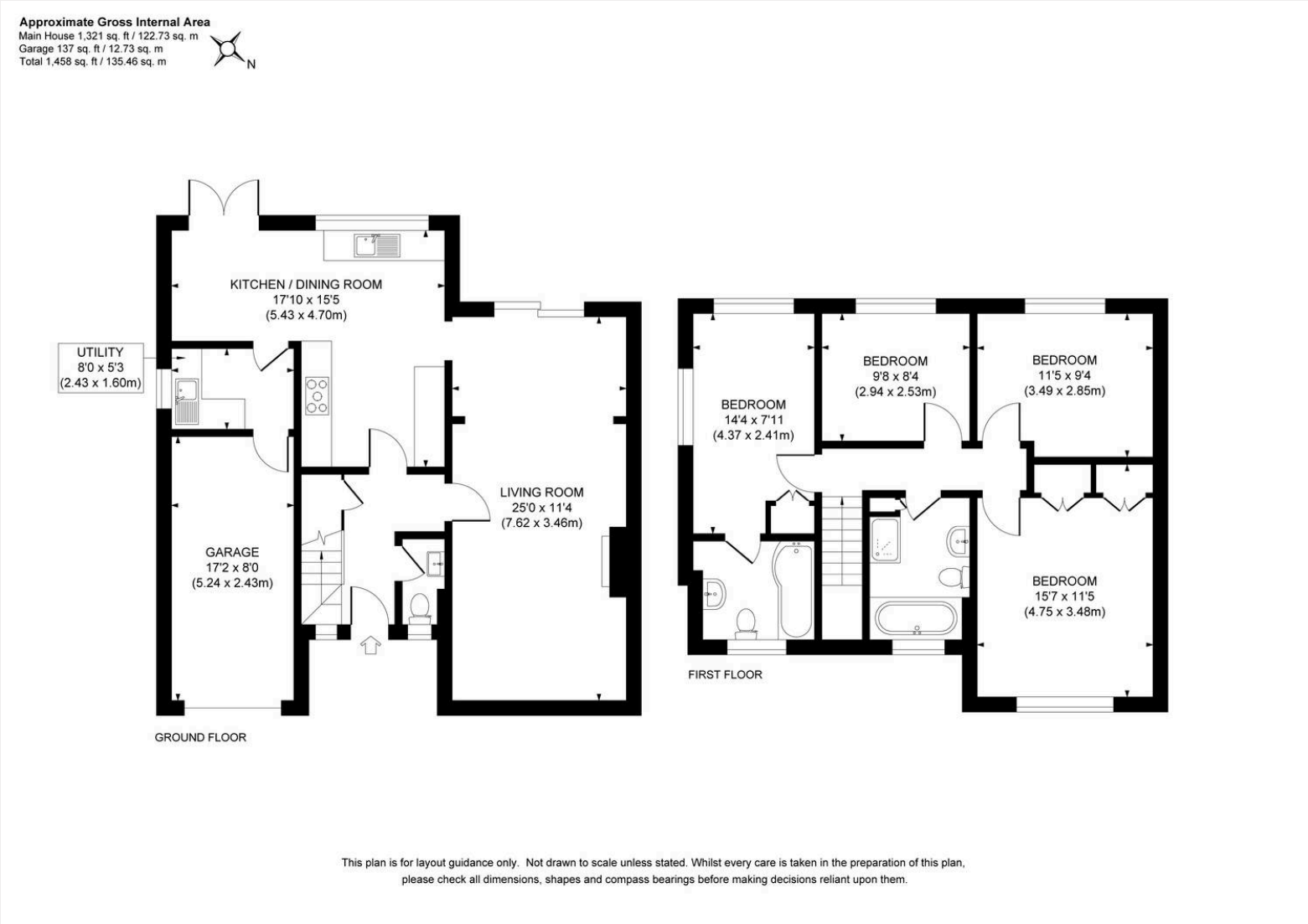
Please note: In accordance with the Estate Agency Act of 1979, this property is owned by an associate of Mansell McTaggart.

The property is situated in this desirable cul-de-sac which is made up of other detached properties and is located off Paddockhall Road, just to the south west of the railway station, which is just 0.3 miles on foot. The property is within a 10 minute walk of the town centre and fashionable Broadway with its numerous restaurants, cafés and bars, both the Waitrose and Sainsbury's superstore and the Dolphin Leisure Centre. Children from this side of town fall into the catchment area for Harlands primary school in Penland Road and Warden Park Secondary Academy in neighbouring Cuckfield. The 6th form college is even closer. The town has numerous parks and open spaces and the house is within a 15 minute walk of the Blunts Wood and Paiges Meadow nature reserve.

By road, access to the major surrounding areas can be swiftly gained via the A272 and A/M23, the latter lying about 5 miles to the west at Bolney or Warninglid.

Distances on foot/rail/car in approx miles

Railway station (South entrance) 0.3 (London Bridge/Victoria 45 mins, Gatwick 15 mins, Brighton 20mins) The Broadway 0.3 Harlands Primary 0.85 Warden Park Secondary Academy 1.6 Gatwick Airport 14 Brighton seafront 15



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.