10 The Droveway, Haywards Heath, West Sussex RH16 1LL

Guide Price **£1,000,000 - £1,100,000**

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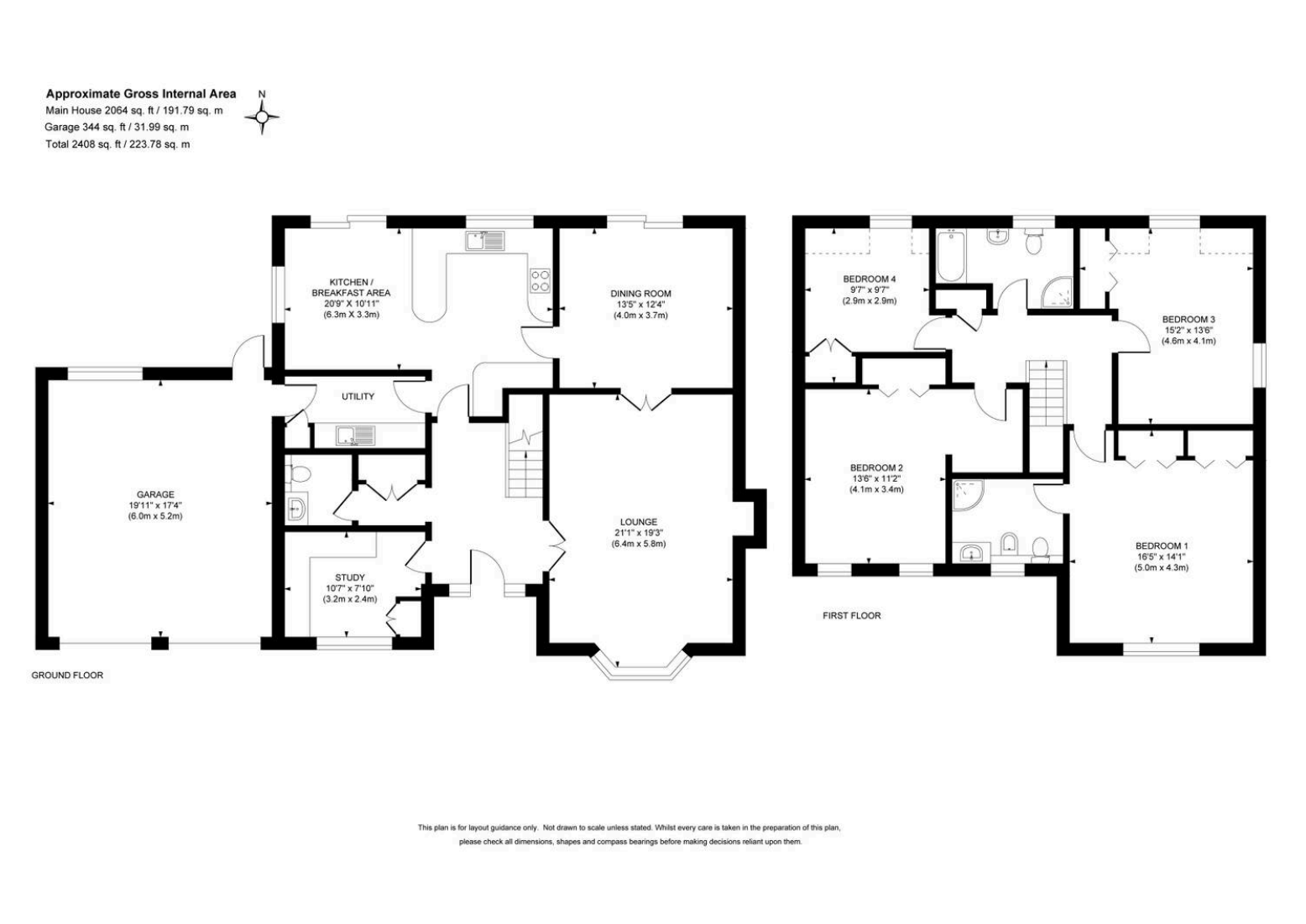
A beautifully kept detached family home situated in a prime cul-de-sac position on the towns desirable west side being ideally placed within a 15 minute walk of the railway station, Waitrose & Sainsbury's Superstores,, good schools and the town centre with tremendous potential for an extension if required (STPP).

- Beautiful home within the desirable Lucastes area
- Occupying an elevated position within a cul-de-sac
- 0.65 mile walk to the railway station
- Owned by the same family for 26 years - Immaculate throughout
- Potential to extend & create more bedrooms if required (STPP)
- Hall, Living room with fireplace, dining room, study, family sized kitchen and utility room
- 4 double bedrooms with fitted wardrobes
- Master bedroom with en-suite bathroom, family bathroom with bath and shower
- 58' x 46' L-shaped rear garden - Private driveway parking and double garage
- EPC rating: C - Council Tax Band: G

The Droveway is an exclusive cul-de-sac made up of other large executive style detached homes, located off Lucastes Lane on the town's desirable western side. The property is ideally placed within a short 0.6 mile walk of the railway station which offers fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). The property is also within a short walk of the Dolphin Leisure Centre, a selection of shops in Commercial Square, Waitrose & Sainsbury's Superstores, the Blunts Wood and Paige's Meadow Nature Reserve with its wonderful woodland walks and Harlands Primary School in Penland Road.

Children from this side of town fall into the catchment area for Warden Park Academy (Secondary School) in neighbouring Cuckfield (pedestrian access via Blunts Wood). The local area is well served by some excellent independent schools including: Great Walstead, Ardingly College, Cumnor House, Worth and Burgess Hill Girls. These and some of the counties other excellent schools like Brighton College, Bedes, Roedean and Lancing Collage al provide a school bus service with pick up points close by. The town centre is approximately 1¼ miles distant by car pr much loser on foot and provides an extensive range of shops, stores, restaurants, cafes and bars.

By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying approximately 5 miles to the west at Bolney/Warninglid or 8 miles to the north at Maidenbower (Junction 10a).



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

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