





A rarely available 3-BEDROOM DETACHED BUNGALOW with PRIVATE DRIVEWAY and ATTACHED GARAGE, having been in the same family since newly built in 1987, is pleasantly located in a peaceful back lane, tucked off Wheatsheaf Lane, and serving just a few properties.

Whilst the property has been well-maintained and cared for over the years, it offers GREAT POTENTIAL FOR MODERNISATION and RE-CONFIGUREMENT should the incoming purchaser so wish.

The accommodation in brief comprises: Private front door into ENTRANCE HALL with airing/storage cupboard and a further door into a long INNER HALLWAY where all rooms are positioned off. A bright and spacious SITTING ROOM benefits from a sunny south-facing aspect and features a fireplace with surround creating a focal point (currently closed off and boarded) as well as sliding doors opening to the rear patio. The KITCHEN/DINING ROOM is positioned off through double opening glazed doors and fitted with a range of matching wall and base units with an integrated electric oven and gas hob. Spaces are available for an under-counter washing machine and tumble-dryer or dishwasher, with further space for an upright fridge/freezer. To the spacious DINING AREA is a further set of sliding doors to the rear patio.

THREE GOOD SIZED BEDROOMS all have fitted wardrobe cupboards, whilst BEDROOM 1 benefits from an EN-SUITE SHOWER ROOM. Bedroom 2 and 3 are served by a FAMILY BATHROOM equipped with a light-coloured suite comprising a corner bath, pedestal basin and WC.



- 3-BEDROOM BUNGALOW BUILT IN 1987 IN A PEACEFUL, TUCKED AWAY POSITION.
- GENEROUS SITTING ROOM WITH PATIO DOORS. KITCHEN/DINING ROOM WITH PATIO DOORS.
- PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM & FITTED WARDROBE.
- TWO FURTHER BEDROOMS WITH FITTED WARDROBES.
- GAS-FIRED CENTRAL HEATING.
- PRIVATE DRIVEWAY WITH ATTACHED GARAGE.
- SHORT WALK TO HIGHLY REGARDED SCHOOLS & HIGH STREET.
- EASY PEDESTRIAN ACCESS TO HAYWARDS HEATH MAINLINE RAIL STATION.
- SOUTH-FACING REAR GARDEN WITH PATIO.
- EPC RATING: D.
- COUNCIL TAX BAND: E.
- NO ONWARD CHAIN.



**MANSELL
McTAGGART**
— Trusted since 1947 —



OUTSIDE

A PRIVATE DRIVEWAY provides PARKING FOR TWO VEHICLES and leading to an ATTACHED GARAGE (18'7 in depth).

The SOUTH FACING REAR GARDEN is a particular feature with a PAVED PATIO spanning the property's width sitting a timber GARDEN SHED to one side, along with a few steps up to a level lawn bordered by well-stocked beds displaying attractive plants and shrubs.

NO ONWARD CHAIN

Tenure: Freehold





Mansell McTaggart Cuckfield

Mansell McTaggart, High Street - RH17 5JX

01444 417600

cf@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/cuckfield

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.