



8 Aspen Close, Haywards Heath, West Sussex RH16 3RD

Guide Price £450,000-£475,000



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An extended and greatly improved 3 bedroom detached house with a long driveway, garage and a 55' rear garden situated in a cul-de-sac within the popular Northlands Wood area, close to the excellent primary school, parks, Tesco Express store and medical surgery. The current owners bought the property 10 years ago and during that time have replaced and upgraded almost every aspect of the property.

- Extended detached house in cul-de-sac
- 2 storey extension to rear
- Popular Northlands Wood area
- Near good primary school and the hospital
- 55' x 25' fully enclosed rear garden
- Driveway parking for at least 3 cars & garage
- Beautiful re-fitted Wren kitchen (2022)
- Re-fitted en-suite and family bathrooms
- Replaced windows, electrics and boiler
- 0.7 mile walk to Princess Royal Hospital
- Vendors suited with complete onward chain
- Internal viewing highly recommended
- EPC rating: C - Council Tax Band: D

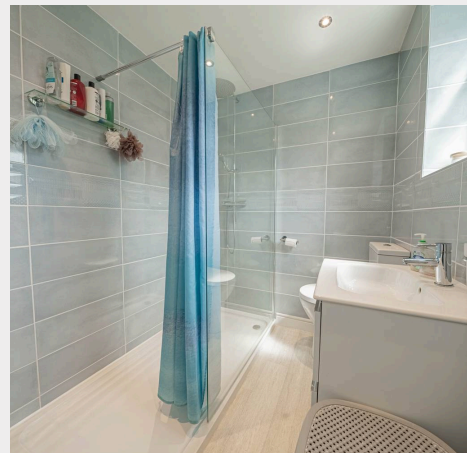


Aspen Close is a cul de sac off Beech Hill almost opposite Northlands Wood primary school on the town's south/eastern edge. Other local facilities include a Tesco Express, medical surgery and pharmacy and is close to open countryside and The Snowdrop Inn. A regular bus service runs along Northlands Avenue linking with the town centre, railway station and neighbouring districts. Children from this side of town generally go onto Oathall Community college with its farm in Lindfield which is about 1.2 miles on foot, whilst the town centre is about 1 mile distant and the railway station 1.8 miles. The town also has a 6th form college and leisure centre.

By road, access to the major surrounding areas can be gained via the B2112, A272 and the A/M23, the latter lying approximately 7 miles to the west at Bolney or Warninglid or 9 miles to the north at Maidenbower (Junction 10a). The A272/relief road gives far swifter access out to the west and A23.

Distances (approximate miles on foot/car):

Northlands Wood Primary School 150 yards,
Northlands Wood Surgery & Tesco Express 0.2,
Oathall Community College 1.2, Warden Park Secondary Academy 3.0, Haywards Heath Railway Station 1.7 - providing fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the South Coast (Brighton 20 mins).

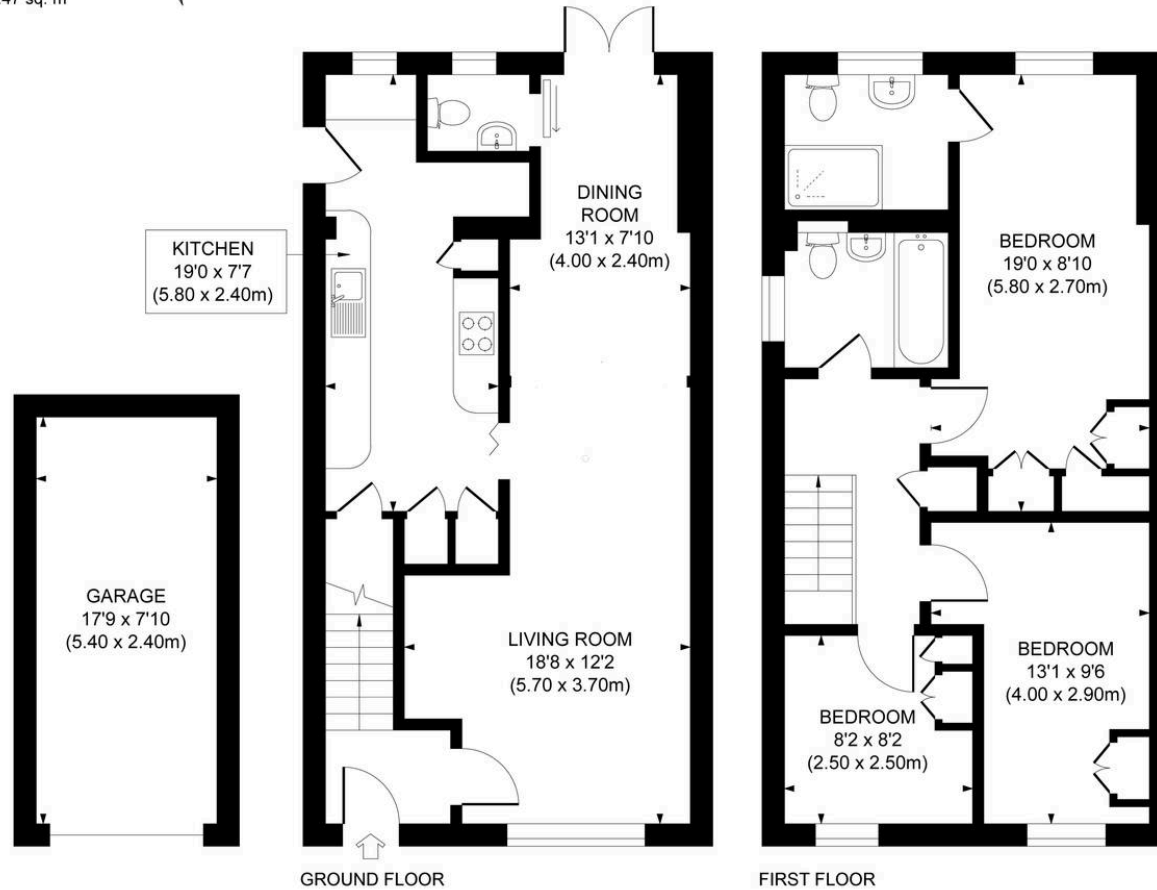


Approximate Gross Internal Area

Main House 1,039 sq. ft / 96.51 sq. m

Garage 139 sq. ft / 12.96 sq. m

Total 1,178 sq. ft / 109.47 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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