

2 Rowan Close, Haywards Heath, West Sussex RH16 3RW

Guide Price £375,000 - £400,000

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A well presented 3 bedroom semi detached house with a full-width conservatory, modern fitted kitchen and bathroom situated in a cul-de-sac within the popular Northlands Wood area on the town's south/eastern boundary, close to the Princess Royal Hospital, an excellent local primary school and within walking distance of Lindfield Village.

- 3 bedroom semi detached house
- Cul-de-sac in popular neighbourhood
- Garage in block to the south (6th one down)
- Front garden (potential for off-road parking)
- 26' x 19' fully enclosed rear garden
- Modern kitchen with integrated appliances
- Modern re-fitted bathroom suite
- Big lounge with feature fireplace
- Full-width conservatory with glass roof
- 2 mins walk to Northlands Wood Primary School - 10 mins walk to Princess Royal Hospital
- Close to Tesco Express & Medical Surgery
- EPC rating: D - Council Tax Band: D

Rowan Close is located off Laburnum Way which runs between Northlands Avenue and Beech Hill on the south/eastern outskirts of town. This desirable residential area is particularly popular with families due to its close proximity to a highly regarded primary school and those working at the Princess Royal Hospital. Local facilities include the Northlands Wood medical practice, pharmacy and a Tesco Express store. The property is within a short walk of open countryside and the Snowdrop Inn pub. A regular bus service runs close by linking with the town centre, railway station and neighbouring districts. Children from this side of town fall into the catchment area for Oathall Community college in neighbouring Lindfield with its farm. The picturesque village of Lindfield is within a 20 minute walk and has an historic High Street with a traditional range of shops, boutiques, pubs, restaurants, the landmark duckpond and a large common which hosts several events throughout the year. The town has an extensive range of shops, restaurants, cafés and bars, numerous large parks, sports clubs, 6th form college and leisure centre. By road, access to the major surrounding areas can be swiftly gained via the A272 and the A/M23, the latter lying about 6.5 miles to the west at Bolney

Distances (miles on foot/by car or rail):

Northlands Wood Primary School 300 yards, Oathall Community College 1, Princess Royal Hospital 0.5, South Road shops 0.85, Haywards Heath station 1.8 (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins), Gatwick Airport 15, Brighton seafront 15 A23 at Bolney 6.5

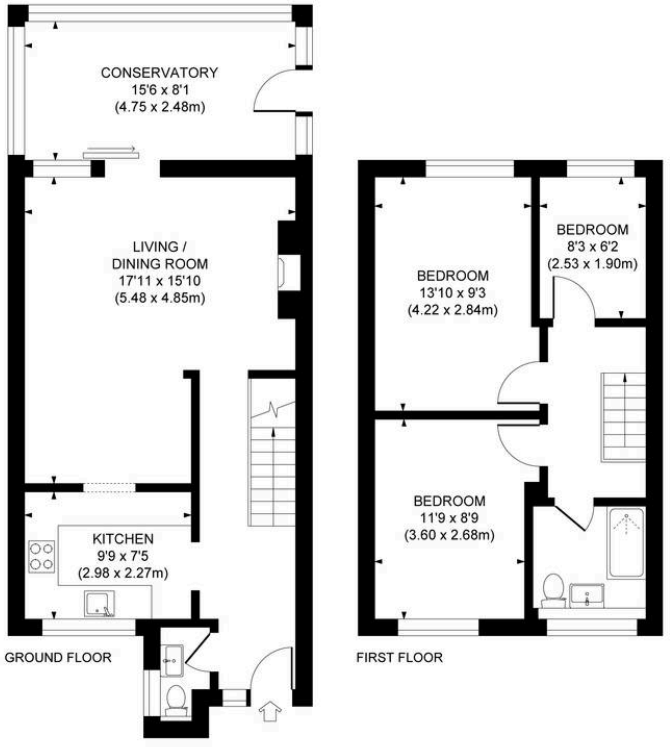








Approximate Gross Internal Area
1,006 sq. ft / 93.48 sq. m



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.

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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