



9 Willow Park
Haywards Heath. RH16 3UA



Mark Reville & Co

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£750,000

This excellent detached family house has been thoughtfully extended to create exceptionally spacious accommodation located on the edge of town and enjoying a delightful 70 foot west facing rear garden. This splendid home has the benefit of gas central heating and double glazing and incorporates 5 bedrooms, a refitted en suite shower room and family bathroom, downstairs cloakroom, a fine sitting room, family room, office and a superb comprehensively fitted kitchen with dining room complete with appliances. There is an integral garage approached by a wide block paved drive and the rear garden is arranged with a wide paved sun terrace, well kept lawn, raised decking with a screening of mature trees on the rear boundary offering shelter and privacy.

Situated towards the end of a cul-de-sac in this much sought after location just a short walk to the well regarded Northlands Wood Primary School, a Tesco Express, doctor's surgery and chemist. Princess Royal Hospital is close by and the town centre is within easy reach with its wide range of shops, array of restaurants and a mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town also has a modern leisure complex, a Waitrose and Sainsbury's superstore and there are a number of well regarded schools in the locality catering for all age groups. The A23 lies about 6 miles to the west (via the bypass), Gatwick Airport is 14.5 miles to the north and the cosmopolitan city of Brighton and the coast is similar distance to the south whilst the South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.



GROUND FLOOR

Recessed Porch Outside light. Double glazed panelled front door to:

Hall Good sized under stairs coats/storage cupboard. Column radiator. Oak flooring. Stairs to first floor.

Cloakroom White suite comprising close coupled wc and basin with single lever mixer tap, tiled splashback. Heated chromium ladder towel warmer/radiator. Double glazed window. One wall fully tiled. Tiled floor.

Sitting Room 19'2" x 12' (5.84m x 3.63m) A fine double aspect room with wide double glazed bay window to front. TV aerial point. 2 wall light points. 2 further double glazed windows. 2 vertical contemporary radiators.

Family Room 12'2" x 9' (3.71m x 2.80m) Double glazed casement doors to rear garden. Radiator. Oak flooring.

Office 9'1" x 8' (2.77m x 2.44m) Double glazed window. Radiator. Oak flooring.

Superb Kitchen with Dining Room

Kitchen 17' x 10' (5.12m x 3.04m) Comprehensively fitted with a quality range of high gloss fronted units with marble effect laminate work surfaces complete with appliances comprising inset composite bowl and a half sink with mixer tap, adjacent L shaped work top, cupboards, drawers and Bosch **dishwasher** under, fitted Samsung brushed steel **5 ring gas hob** with glass splashback and brushed steel extractor hood over, built-in brushed steel **electric double oven**, cupboard under and over. Peninsula unit with matching work top, cupboards and bin storage beneath. Space for upright fridge/freezer. Under counter lighting. 2 double glazed windows. Ceiling downlighters. Quality wood effect vinyl flooring. Double glazed door to rear garden.

Dining Room 16'6" x 8' (5.03m x 2.38m) Brick faced peninsula unit incorporating timber breakfast bar with cupboard and **2 wine coolers** beneath. Double glazed window. Contemporary radiator. Ceiling downlighters. Door to garage. Quality wood effect vinyl flooring.

FIRST FLOOR

Landing Large built-in airing cupboard with slatted shelving and housing Valliant hot water cylinder. Hatch with pull down ladder to loft space. Radiator.

Bedroom 1 16'6" x 16' (5.04m x 5.00m) Double glazed window. 2 radiators. Door to walk-in wardrobe with hanging rails and shelving.

En-suite Shower Room Re-fitted with stylish suite comprising large walk-in shower with waterproof panelled walls, overhead and hand held fittings, wide basin with single lever mixer tap, tiled splashback, cupboard under, close coupled wc with concealed cistern. Wall cupboard with mirrored doors. Heated chromium ladder towel warmer/radiator. Extractor fan. Double glazed window. Ceiling downlighters. Tiled floor.

Bedroom 2 10'6" x 9' (3.19m x 2.80m) Built-in double wardrobe with floor to ceiling sliding doors. Double glazed window. Radiator.

Bedroom 3 9' x 8'6" (2.66m x 2.58m) Built-in double wardrobe with floor to ceiling sliding doors. Double glazed window. Radiator.

Bedroom 4 8'4" x 7' (2.56m x 2.23m) Built-in double wardrobe with floor to ceiling sliding doors. Double glazed window. Radiator.

Bedroom 5 9' x 7'3" (2.74m x 2.21m) Fitted book/display shelving. Double glazed window. Radiator.

Family Bathroom Re-fitted with white suite comprising P shaped bath with mixer tap and shower attachment, inset basin with single lever mixer tap, moulded top, cupboard under, adjacent wc with concealed cistern. Heated chromium ladder towel warmer/radiator. Extractor fan. Double glazed window. Ceiling downlighters. Walls part tiled and part waterproof panelled. Tiled flooring.

OUTSIDE

Integral Garage 16'2" x 8' (4.93m x 2.45m) Light and power points, wall mounted Potterton gas boiler. Fitted work top with appliance space and plumbing for washing machine beneath.

Double Width Blocked Paved Drive Offering parking for 2 vehicles.

Front Garden Neatly laid to lawn with two clipped shrubs and lavender bed. Outside light. Side access gate to:

Lovely West Facing Rear Garden About 70 feet (21.34m) in length x 45 feet (13.72m) in width. Arranged with a wide paved sun terrace extending the width of the plot with timber retaining walls, central paved steps to well tended lawns, adjacent timber decking, shrub border. 2 apple trees, established weeping willow. **Garden shed**. Outside tap. The garden is fully enclosed by timber fencing with mature mixed hedging and established trees on the rear boundary providing shelter and seclusion.





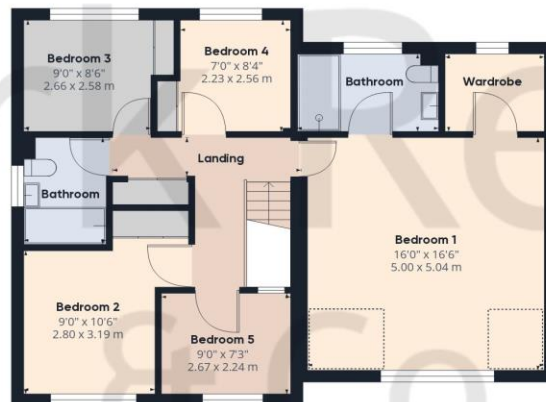
Ground Floor

Approximate total area⁽¹⁾

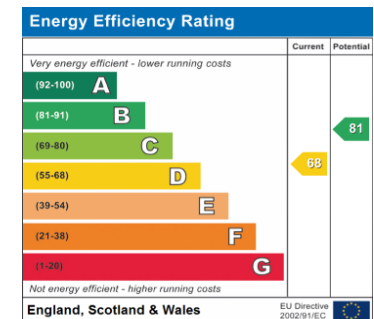
1793.7 ft²
166.64 m²

Reduced headroom

46.93 ft²
4.36 m²



Floor 1



(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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