



7 Willow Park  
Haywards Heath, West Sussex. RH16 3UA

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Guide Price £550,000

This excellent detached family house offers bright and well planned accommodation enjoying a favoured south westerly aspect to the rear. The accommodation has the benefit of gas fired central heating and double glazed replacement windows throughout and incorporates 4 bedrooms, 2 shower rooms (one en suite to the main bedroom), a fine sitting room, a home office and features a superb comprehensively fitted kitchen with dining room. There is a double garage approached by a wide block paved drive and the delightful gardens are arranged to the rear and side of the property enjoying a favoured south westerly aspect arranged with a wide paved sun terrace and lawn fully enclosed offering shelter and seclusion.

Situated at the end of a cul-de-sac in this sought after location just a short walk to the well regarded Northlands Wood Primary School, a Tesco Express, doctors surgery and chemist. Princess Royal Hospital is close by and the town centre is within easy reach with its wide range of shops, an array of restaurants and a mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town has a modern leisure complex, a Sainsbury's and Waitrose superstore and there are a good number of schools in the locality catering for all age groups. The A23 lies about 6 miles to the west (via the recently opened bypass), Gatwick Airport is 14.5 miles to the north and the cosmopolitan city of Brighton and the coast is a



similar distance to the south. The South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

## GROUND FLOOR

**Porch** uPVC panelled door to:

**Entrance Lobby** Ample coat hanging space. Double glazed window. Karndean flooring. Glazed panelled door to:

**Hall** Radiator. Karndean flooring. Stairs to first floor.

**Cloakroom** White suite comprising close coupled wc, basin with single lever mixer tap, cupboard beneath. Extractor fan. Radiator. Karndean flooring.

**Home Office** 11'4" x 8'7" (3.45m x 2.62m) Good size understairs cupboard. Double glazed window. Radiator.

**Sitting Room** 13'7" x 12'1" (4.14m x 3.68m) plus wide double glazed south facing bay window incorporating double glazed casement doors to rear garden. Stone fireplace and hearth. TV aerial point. Radiator.

**Kitchen/dining Room** 16'6" x 16'9" (5.03m x 5.11m) *narrowing to 16'* Inset stainless steel sink with mixer tap, adjacent L shaped work surface, cupboards and appliance space with plumbing for dishwasher under. Rangemaster brushed steel **range cooker** incorporating 5 ring gas hob, 2 electric fan assisted ovens and grill. Island unit with granite worktop, cupboards and drawers beneath. Matching oak worktop, cupboards and appliance space under, glazed wall cabinets and drawers over. Housing unit for American style fridge/freezer, cupboard over, pull out larder unit. 2 double glazed windows. Ceiling downlighters. Radiator. Part tiled walls. Karndean flooring. Door to garage. Double glazed door to outside.

## FIRST FLOOR

**Landing** Double glazed window on half landing. Hatch with pull down ladder to loft space. Built-in slatted shelved airing cupboard housing pre-insulated hot water tank. Radiator.

**Bedroom 1** 11'10" *plus door recess* x 10'2" (3.61m x 3.10m) 2 built-in double wardrobes with floor to ceiling mirror doors. Double glazed window. Radiator.

**En Suite Shower Room** Large glazed shower cubicle with Aqualisa fitment, close coupled wc, basin with mixer tap, cupboard beneath. Heated chromium ladder towel warmer/radiator. Ceiling downlighters. Part tiled walls. Vinyl flooring.

**Bedroom 2** 11'8" x 8'4" (3.56m x 2.54m) Good size built-in double wardrobe with floor to ceiling sliding mirror doors. Double glazed window. Radiator.

**Bedroom 3** 10'2" x 7'9" (3.10m x 2.36m) Built-in double wardrobe with floor to ceiling sliding mirror doors. Double glazed window. Radiator.

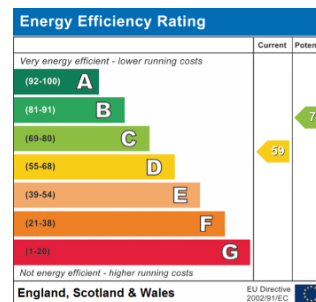
**Bedroom 4** 8'4" x 6'8" (2.54m x 2.03m) *plus door recess*. Built-in deep storage cupboard over stairwell. Double glazed window. Radiator.

**Shower Room** Fully tiled glazed shower with Aqualisa fitment, basin with single lever mixer tap, adjacent top, cupboards beneath, close coupled wc. Heated chromium ladder towel warmer/radiator. Double glazed window. Ceiling downlighters. Part tiled walls. Vinyl flooring.

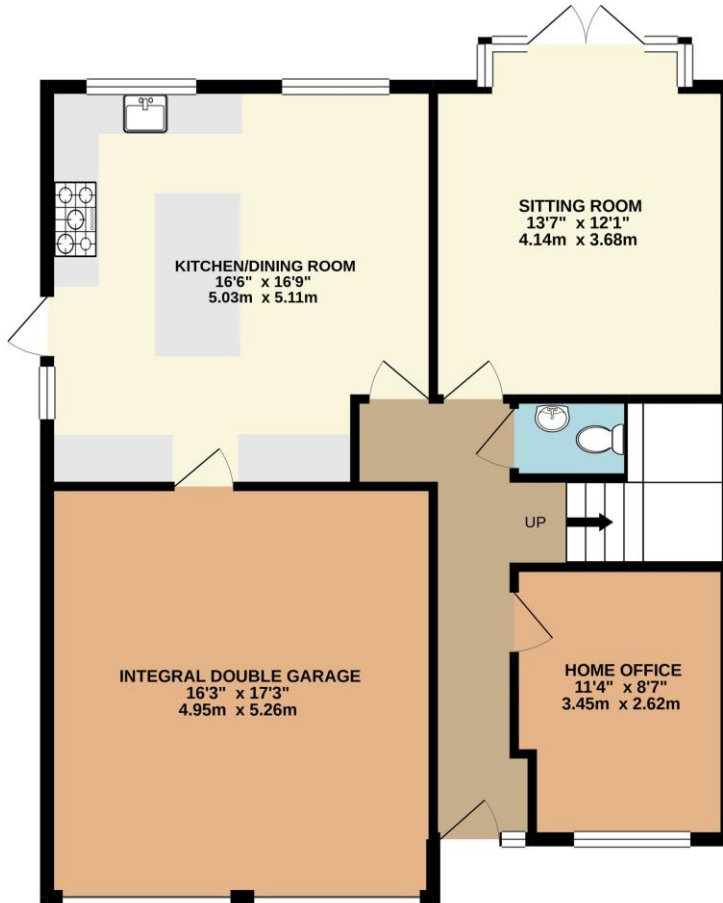
## OUTSIDE

**Integral Double Garage** 2 up and over doors. **Double width drive.** **Utility Area** with sink & space for washing machine.

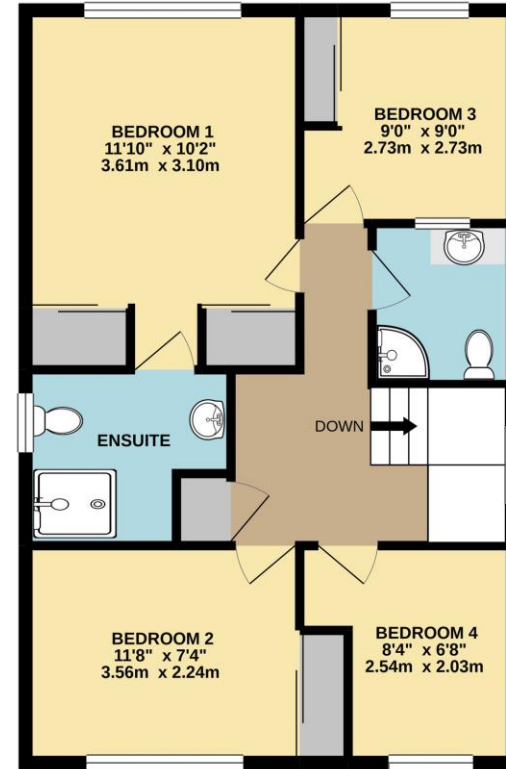
**Attractive South West Facing Rear Garden** Extending to about 70 feet (21.34m) in width. Arranged with a large semi-circular paved sun terrace adjacent to the house opening to a lawn planted with 2 magnolias, bamboo and fig tree. Large brick built Koi pond. Area to the side with raised lawn, apple and fig tree and **greenhouse**, paved path to side entrance. Outside tap and light. The garden is fully enclosed by timber fencing and brick wall to the rear boundary clad with a variety of established shrubs, bushes and climbers offering shelter and seclusion.



GROUND FLOOR  
960 sq.ft. (89.2 sq.m.) approx.



1ST FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 1608 sq.ft. (149.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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143 South Road  
Haywards Heath  
West Sussex, RH16 4LY  
01444 417714  
haywardsheath@markrevill.com

