



27 Woodlands Road
Haywards Heath, RH16 3JU

■ ■ ■ Mark Reville & Co

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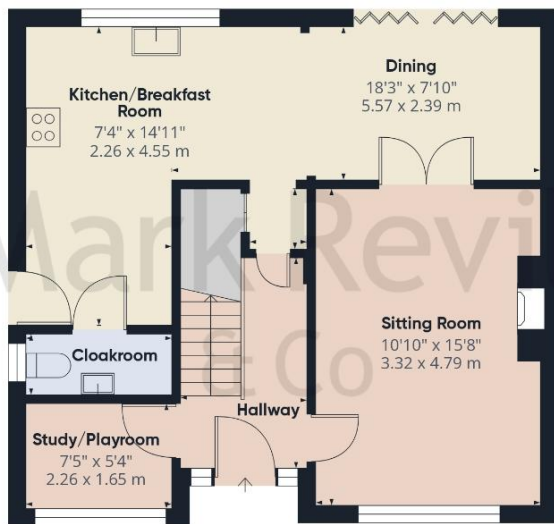
Guide Price £625,000 - £650,000 Freehold

A beautifully presented five bedroom semi detached family home occupying a generous plot and enjoying a highly convenient central location. The property has been tastefully extended and modernised in recent years, creating spacious and versatile accommodation arranged over three floors. The ground floor comprises: an entrance hall, sitting room with fireplace, study/playroom and a well appointed kitchen/breakfast room fitted with a comprehensive range of matching cupboards, drawers, work surfaces and breakfast bar, together with a range of integrated appliances including oven and hob. The kitchen opens into a separate dining room, which features bi-fold doors leading to the patio and rear garden. A cloakroom completes the ground floor. To the first floor there are three double bedrooms, a family bathroom and separate WC, whilst a further staircase leads to the second floor where there are two additional well-proportioned bedrooms and a luxury shower room. Further benefits include gas central heating, double glazing throughout and tasteful, neutral decoration. To the front of the property is a private driveway providing off road parking for 2/3 vehicles. A particular feature is the delightful, established rear garden, which extends to over 100 feet in length and is predominantly laid to lawn, with a paved terrace adjoining the house, ideal for outdoor entertaining. At the bottom of the garden is a raised decking and seating area with covered pergola, timber outside bar/kitchen and BBQ area. The garden is fully enclosed and enjoys a high degree of privacy, making it an excellent space for both family use and entertaining. An internal inspection is highly recommended.

The property is situated in a quiet, no-through road within this well-established residential area, conveniently positioned within a short walk of the town Centre. Haywards Heath offers an excellent range of shops and amenities, including The Broadway with its selection of cafés, bars and restaurants. There are also several highly regarded schools nearby catering for all age groups, while Haywards Heath mainline railway station is within easy reach, providing fast and frequent services to central London, with journey times to Victoria and London Bridge taking approximately 42-45 minutes. The town also benefits from a number of parks and open spaces, a modern leisure complex and both Sainsbury's and Waitrose superstores. The A23 is situated just over 5 miles to the west, providing convenient access to the wider motorway network and Gatwick Airport, whilst Brighton and the Sussex coast are also readily accessible.



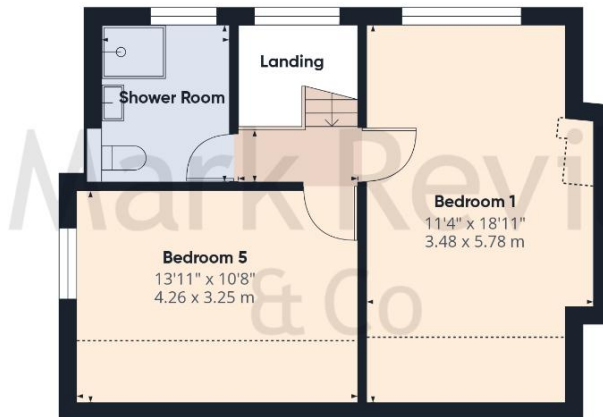




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1579 ft²
146.7 m²

Reduced headroom

77 ft²
7.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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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 **Mark Revill & Co**