



10 Allen Road
Haywards Heath, RH16 3PT

 **Mark Revill & Co**

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Guide Price £500,000

This stunning skilfully extended semi detached house offers bright and spacious open plan contemporary living. The beautifully presented accommodation incorporates 3 double bedrooms including the main bedroom which has a large dressing area with range of fitted wardrobes and luxury en suite shower room, spacious refitted family bathroom with shower, downstairs cloakroom, a fine open plan sitting and living room opening to a bespoke comprehensively fitted L shaped kitchen with dining room complete with appliances plus a useful garden room. The house has the benefit of gas central heating and double glazed replacement windows, quality wood effect laminate flooring throughout the ground floor, new internal panelled doors with chrome furniture and a new roof with a warranty. There is a wide resin drive at the front offering parking for 3 vehicles and the delightful west facing rear garden extends to about 57 feet in length arranged with a wide paved sun terrace, fish pond, good size lawn with well stocked herbaceous borders.

Situated in this popular established location just a short walk to local shops and several well regarded schools catering for all age groups. Haywards Heath town centre is within easy reach with its wide range of shops including The Broadway with its array of restaurants and the mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town also has a modern leisure complex, several parks, a Waitrose and Sainsbury's superstore. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 14



miles to the north, whilst the cosmopolitan city of Brighton and the coast is 15.3 miles to the south. Ashdown Forest and the South Downs National Park are both within a short drive offering beautiful natural venues for countryside walking.

GROUND FLOOR

Hall Attractive part glazed panelled composite front door. Good size understairs cupboard, further understairs cupboard. Wood effect laminate flooring. Stairs to first floor.

Cloakroom White suite comprising wc with concealed cistern, basin with single lever mixer tap, tiled splashback. Extractor fan. Double glazed window. Radiator. Tiled floor.

Open Plan Sitting and Living Room 23'2" x 10'11" (7.06m x 3.33m) Wood effect laminate flooring throughout.

Sitting Room Wide double glazed bay window to front. TV aerial point. Radiator.

Living Room Fitted live flame log effect fire. Recessed open book/display shelving.

L Shaped Kitchen and Dining Room 17'10" x 15'7" (5.44m x 4.75m) *narrowing to 9'9" (2.97m)* Approached by pocket sliding door from hall. Comprehensively fitted with a quality range of units with solid core laminate work surfaces comprising inset stainless steel bowl and a half sink with mixer tap, adjacent L shaped worktop, cupboards, drawers and appliance space with integrated Bosch **dishwasher**. Hoover **washing machine** beneath. Fitted brushed steel **6 ring gas hob** with brushed steel extractor hood over. Range of tall wall cupboards. Built-in **electric double oven** and **microwave**, drawers under and cupboard over. Recess for upright fridge/freezer, cupboard over. Slimline worktop with cupboards beneath, range of tall wall cupboards over. Double glazed window. Wood effect laminate flooring. Ceiling downlighters. Double glazed casement doors to rear garden. Door to:

Garden Room 19' x 6'6" (5.79m x 1.98m) Triple polycarbonate ceiling. uPVC clad wall. Double glazed sliding door to rear garden and double glazed door to:

Covered Way Electric meter. Door to drive at the front.

FIRST FLOOR

Landing Double glazed window.

Bedroom 1 with Dressing Area 22'1" x 9'2" (6.73m x 2.79m) 2 large built-in double wardrobes with floor to ceiling sliding mirror doors incorporating hanging space and shelving. 2 wall light points. Hatch to mostly floor boarded loft space.

Illuminated sun tube. Double glazed window. 2 radiators. Sliding pocket door to:

En Suite Shower Room White suite comprising waterproof panelled glazed shower cubicle with Mira fitment and Xpelair extractor fan, inset basin with mixer tap, adjacent top, drawers beneath, splashback and illuminated mirror over, close coupled wc. Heated chromium towel warmer/radiator. Double glazed window. Electrically heated tiled floor.

Bedroom 2 9'3" x 8'11" (2.82m x 2.72m) Large built-in triple wardrobe with floor-to-ceiling sliding mirror doors. Double glazed window. Radiator.

Bedroom 3 12'7" x 6'9" (3.84m x 2.06m) Fitted double wardrobe. Double glazed window. Ceiling downlighters.

Luxury Bathroom with Shower White suite comprising double ended bath with centrally mounted mixer tap, waterproof splashback, inset basin with mixer tap, adjacent top, drawers beneath, waterproof splashback and illuminated mirror over, walk-in glazed shower with rain water and hand held fitments, close coupled wc. Heated chromium ladder towel warmer/radiator. Extractor fan. Ceiling downlighters. 2 double glazed windows. Electrically heated tiled floor.

OUTSIDE

Wide Driveway Resin covered. Offering parking for 3 vehicles.

Attractive West Facing Rear Garden About 57 feet (17.37m) in length. Arranged with paved sun terrace adjacent to the house with brick retaining wall and central steps. Attractive fish pond with water fountain and adjacent rock garden with waterfall planted with a variety of plants and palm tree. Raised level lawn with circular flower and shrub bed. Paved stepping stone pathway to a sun terrace at the far end with L shaped herbaceous bed planted with grape vine and fruit trees and **timber shed**. The garden is fully enclosed by close boarded fencing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	83
EU Directive 2002/91/EC			
England, Scotland & Wales			

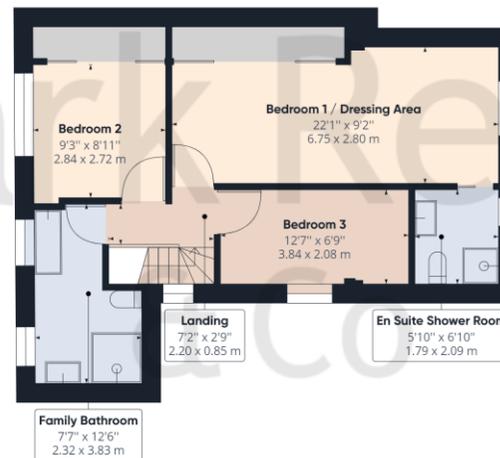




Ground Floor Building 1

Approximate total area⁽¹⁾

1259.79 ft²
117.04 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

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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