



**40 Wickham Way**  
Haywards Heath, RH16 1UQ

 **Mark Revall & Co**



## 40 Wickham Way Haywards Heath, RH16 1UQ

Guide Price £850,000

This fine detached house of character built in 1954 offers bright, spacious and well presented family accommodation and enjoys a delightful secluded west facing rear garden extending to about 80 feet in length arranged mainly as lawn with a productive fruit and vegetable garden. The property has the benefit of gas central heating and double glazing and incorporates 4 bedrooms, en suite bathroom to the main bedroom, family bathroom, a fine triple aspect sitting room, double glazed conservatory, open plan living/dining room, kitchen with utility area, downstairs cloakroom and a home office. There is an integral garage approached by a private drive offering parking for 3 vehicles and a particular feature is the beautifully kept fully enclosed gardens offering shelter and total privacy.

Situated in this highly desirable location in a private road just a short walk to Haywards Heath mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Sainsbury's and Waitrose superstores are close at hand as is the Dolphin Leisure complex and a public footpath at the top of the road offers a variety of countryside walks. The town centre is within easy reach offering a wide range of shops as is The Broadway with its array of restaurants and there are several well regarded schools and colleges in the locality catering for all age groups. The A23 lies just over 5 miles to the west offering a direct route to the motorway network, Gatwick Airport is 12.6 miles to the north, the cosmopolitan city of Brighton and the coast is 16 miles to the south, whilst the South Downs National Park and Ashdown Forest are both within a short drive.





## GROUND FLOOR

**Hall** Attractive oak panelled front door. Radiator. Wood effect Quickstep flooring. Stairs to first floor.

**Sitting Room** 17'6" x 11' (5.33m x 3.35m) Triple aspect. Fine Minster stone fireplace and hearth with fitted live flame coal effect gas fire. 2 double glazed windows. Radiator. Double glazed casement doors flanked by double glazed windows to:

**Double Glazed Conservatory** 11'4" x 10'10" (3.45m x 3.30m) With vaulted polycarbonate roof. Range of fitted base level storage cupboards. Door to rear garden.

**Living and Dining Room** 19'5" x 10'1" (5.92m x 3.07m) With outlook to the front. Good size understairs cupboard. Double glazed bay window and further window. Serving hatch to kitchen. TV aerial point. 3 wall light points. 2 radiators. Wood effect Quickstep flooring. Archway to:

**Kitchen with Utility Area** 22'10" x 7' (6.96m x 2.13m) Inset stainless steel double bowl sink with mixer tap, extensive adjacent work surfaces to three sides, cupboards, drawers and appliance space under. Recess for range cooker with gas point. Range of display/storage shelving. Further worktop, plumbing for dishwasher beneath. Tall storage cupboard. Space for upright fridge/freezer. Range of wall cupboards. Radiator. Double glazed window. Timber clad ceiling. Part tiled walls. Vinyl flooring.

**Rear Lobby** Hatch to loft space. Fitted corner shelving. Vinyl flooring. Double glazed door to rear garden.

**Cloakroom** White suite comprising low level wc and basin with tiled splashback, small strip light over. Wall mounted Worcester gas boiler. Range of fitted shelving. Double glazed window. Vinyl flooring.

**Rear Hall** Strip light. Door to garage. Part glazed door to:

**Office** 12'2" x 7'5" (3.71m x 2.26m) Double aspect. Slimline storage heater. 2 double glazed windows.

## FIRST FLOOR

**Landing** Built-in airing cupboard housing pre-insulated hot water cylinder and slatted shelving. Hatch with pull down ladder to loft space. Double glazed window.

**Bedroom 1** 11' x 10'11" (3.35m x 3.33m) Double aspect. Deep built-in wardrobe/storage cupboard. 2 wall light points. 2 double glazed windows. Radiator. Door to:

**En Suite Bathroom** White suite comprising bath with traditional mixer tap and telephone style shower attachment, independent Triton electric shower over, glazed screen, counter mounted basin with mixer tap, cupboard beneath, close coupled wc. Heated ladder towel warmer/radiator. Extractor fan. 2 double glazed windows. Ceiling downlighters. Part tiled walls. Tiled floor.

**Bedroom 2** 14'3" x 8'8" (4.34m x 2.64m) Wardrobe recess. Double glazed window. Radiator. Wood effect laminate flooring.

**Bedroom 3** 13'4" x 8'6" (4.06m x 2.59m) Wall light point. Double glazed window. Radiator.

**Bedroom 4** 13'4" x 8'8" (4.06m x 2.64m) Double glazed window. Radiator. Wood effect laminate flooring.

**Bathroom** White suite comprising bath with traditional mixer tap and telephone style shower attachment, independent shower over, glazed screen, close coupled wc, pedestal basin. Fitted tall shelved corner cupboard. Double glazed window. Radiator. Fully tiled walls. Wood effect vinyl flooring.

## OUTSIDE

**Integral Garage** 17'8" x 8'4" (5.38m x 2.54m) Up and over door. Light and power points. Range of shelving.

**Private Drive** Offering parking for 3 vehicles.

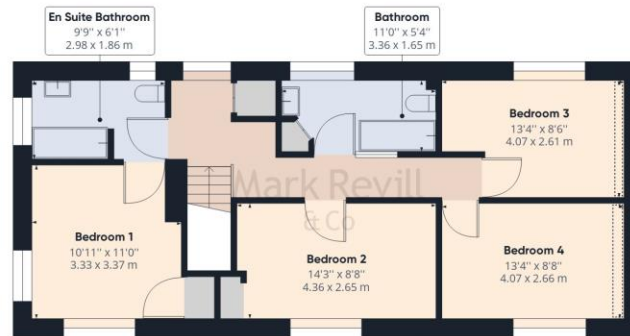
**Front Garden** Neatly laid to lawn with established shrub borders planted with heathers, hebes, pierus, geraniums, bamboo, etc. Gate to paved side access to:

**Delightful West Facing Rear Garden** About 80 feet (24.38m) in length. Arranged with a paved sun terrace extending the width of the house with brick flower planters. Good size area of well tended lawn with mature oak tree, borders planted with a wide range of established shrubs, bushes and trees including rhododendrons, smoke tree, camellia, acers, etc. Triangular herbaceous bed. Productive vegetable and fruit garden to one corner with brick paved central path. **Timber shed** and **potting shed**. **Greenhouse**. The garden is fully enclosed with mature clipped laurel and beech hedges offering shelter and seclusion.

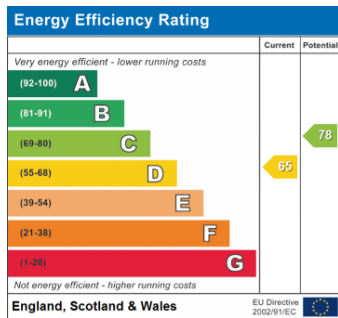




Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

1830.55 ft<sup>2</sup>

170.06 m<sup>2</sup>

Reduced headroom

11.59 ft<sup>2</sup>

1.08 m<sup>2</sup>

(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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