



34 Woodlands Road
Haywards Heath, RH16 3JU



Mark Revill & Co

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£450,000

This excellent traditionally built and well extended semi detached house offers bright and spacious family accommodation. The ground floor extension provides the house with an excellent fitted kitchen complete with appliances and in addition it has 3 bedrooms, bathroom, downstairs cloakroom, a fine sitting and dining room and a good size utility room. The property has the benefit of gas central heating and double glazing, there is a detached garage approached by a long private drive and a particular feature is the delightful established south facing rear garden which extends to just over 100 feet in length arranged mainly as lawn with a paved terrace adjacent to the house. The property offers further scope to extend into the loft space if desired subject to obtaining the usual planning consents.

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



Gatwick Airport is 14.2 miles to the north and the cosmopolitan city of Brighton and the coast is 14.7 miles 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

Fully Enclosed Entrance Porch Double glazed front door flanked by double glazed side screens. Electric meter, trip switches. Panelled front door to:

Hall Understairs cupboard. Double glazed window. Stairs to first floor

Sitting Room 14'9" x 10'3" (4.50m x 3.12m) Attractive fireplace with moulded timber surround, polished stone surround and hearth. TV aerial point. Wall unit with cupboard and shelving. Double glazed window. Radiator. Wide opening to:

Dining Room 10'3" x 8'11" (3.12m x 2.72m) High level shelf. Radiator. Glazed folding doors to:

Excellent Kitchen 11'11" x 10'10" (3.63m x 3.30m) Comprehensively fitted with a range of white high gloss fronted units with laminate work surface and upstands comprising inset stainless steel sink with mixer tap, adjacent top, cupboards, drawers, pan drawers and integrated Bosch **dishwasher** beneath. Built-in Bosch brushed steel **electric oven**, Bosch **4 ring gas hob** and extractor hood. Integrated Hotpoint tall **fridge/freezer**. 2 double glazed velux windows. Ceiling downlighters. Part tiled walls. Tiled floor. Double glazed casement doors flanked by double glazed window to rear gardens.

Utility Room 12'2" x 7'0" (3.71m x 2.13m) Inset stainless steel double drainer sink, cupboard and plumbing for washing machine under, adjacent worktop, drawer, appliance and storage space under. Wall cupboard. Wall mounted Ideal gas boiler. Further wall cupboards. Tall shelved storage cupboard. Double glazed window. Ceiling downlighters. Part tiled walls. Double glazed door to outside.

Cloakroom Close coupled wc and corner basin with tiled splashback. Extractor fan. Double glazed window. Ceiling downlighters.

FIRST FLOOR

Landing Hatch to loft space. Deep built-in partly shelved cupboard.

Bedroom 1 12'1" x 11'4" (3.68m x 3.45m) Overlooking the rear garden. Built-in airing cupboard housing lagged hot water cylinder and slatted shelving. Double glazed window. Radiator.

Bedroom 2 11'7" x 10'4" (3.53m x 3.15m) Central recess with high level cupboards over flanked by double wardrobes with cupboards over. Double glazed window. Radiator.

Bedroom 3 6'11" x 5'3" (2.11m x 1.60m) Fitted double wardrobe with cupboard over. Double glazed window. Radiator.

Bathroom Coloured suite comprising bath with traditional mixer tap and shower attachment, tiled surround, fitted shower rail and curtain, pedestal basin with tiled splashback, close coupled wc. Heated chromium towel warmer. Double glazed window. Part tiled walls. Vinyl flooring.

OUTSIDE

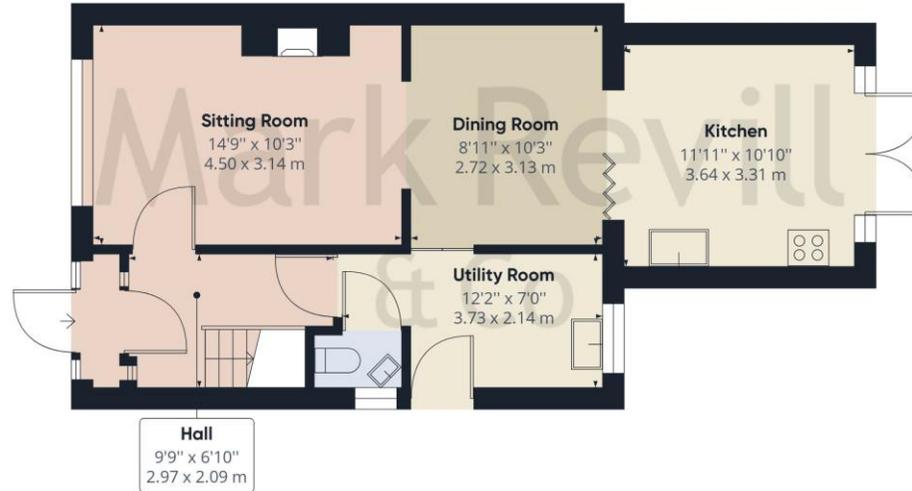
Detached Garage 19'2" x 8'1" (5.84m x 2.46m) Up and over door. Light and power points. Rear door.

Private Drive Offering parking for 3 vehicles.

Front Garden Neatly laid to lawn with mature flower and shrub borders. Outside light.

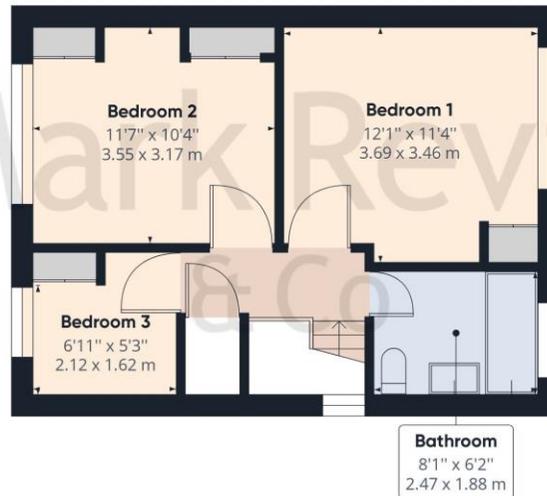
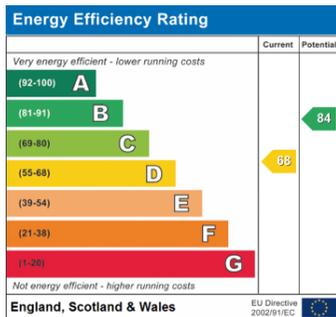
Lovely South Facing Rear Garden About 103 feet (31.39m) in length. Arranged with L shaped paved sun terrace adjacent to the house with step to good size lawn with path and adjacent herbaceous border planted with a variety of flowers and shrubs including a mature camellia, forsythia, etc. Corner bed with magnolia tree. Further area at the far end with paving, retaining wall and mature trees offering shelter and seclusion.





Ground Floor

Approximate total area⁽¹⁾
939.70 ft²
87.30 m²



Floor 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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