



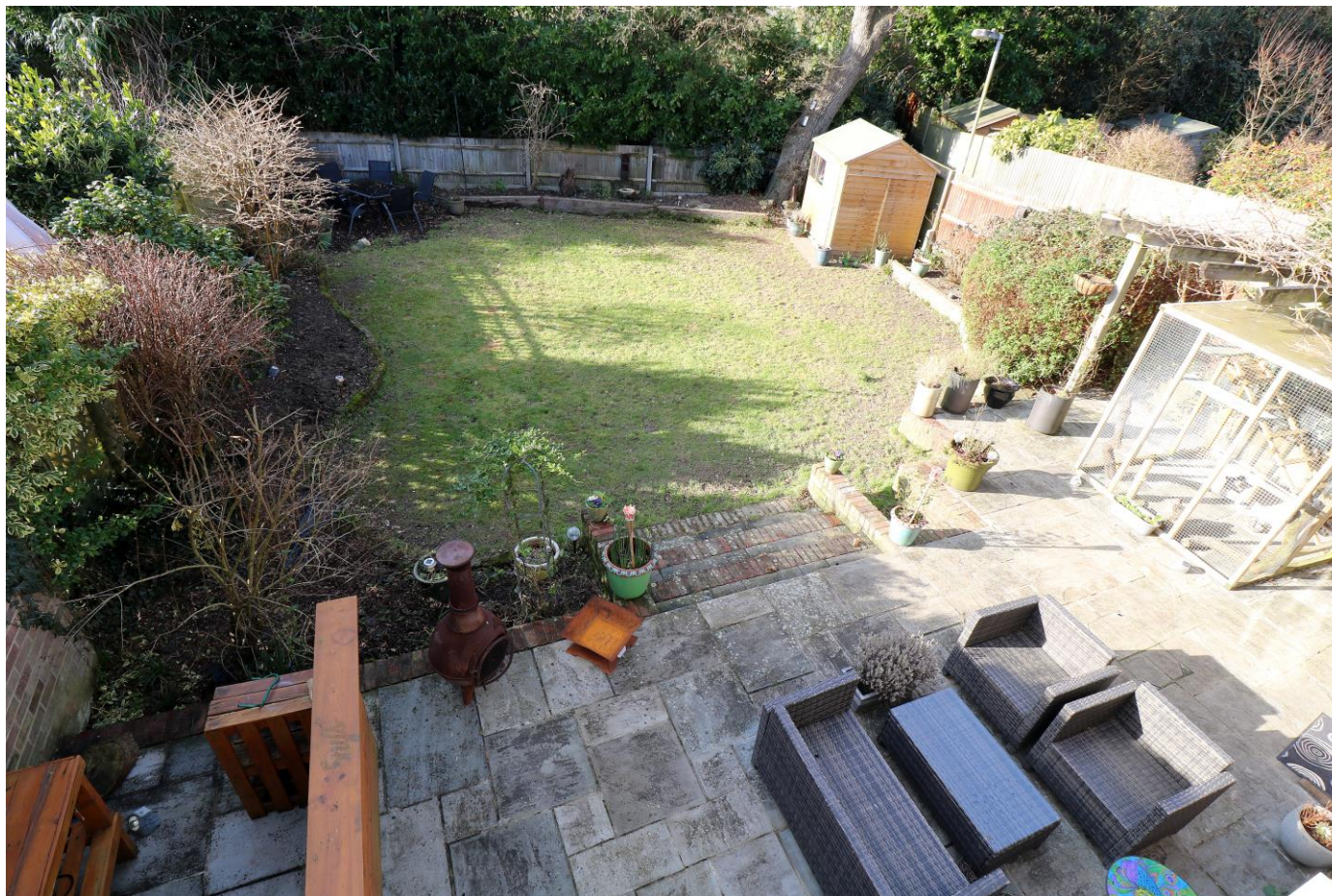
74 Barnmead
Haywards Heath, RH16 1UZ

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Guide Price £500,000

This excellent and skilfully extended semi-detached house offers generous family accommodation having the benefit of gas fired central heating and double glazed replacement windows throughout. The property enjoys an outlook to the front over a lightly wooded open green and incorporates 4 bedrooms (3 double), en suite shower room, family bathroom, downstairs wc, a splendid double aspect sitting and dining room and a spacious well fitted kitchen/breakfast room complete with appliances. There is an integral garage approached by a wide block paved drive offering parking for 2-3 vehicles and the most attractive south west facing fully enclosed rear garden extends to about 55 feet in length x 37 feet in width arranged with a wide paved sun terrace and level lawn.

Situated in this sought after location lying immediately off Balcombe Road just a short walking distance of the well regarded Harlands Primary School, Haywards Heath Sixth Form College (via adjacent footpath) and the mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The Dolphin Leisure centre, Sainsbury's and Waitrose superstores are all within the immediate vicinity whilst the town centre is within easy reach offering a wide range of shops including The Broadway with its array of restaurants. The A23 lies just over 5 miles west of the town providing a



direct route to the motorway network, Gatwick Airport is just under 13 miles to the north, the cosmopolitan city of Brighton and the coast is approximately 15 miles to the south, whilst the South Downs National Park and Ashdown Forest are both within a short drive offering beautiful natural venues for countryside walking.

GROUND FLOOR

Entrance Lobby Contemporary front door. Double glazed window. Luxury vinyl tiled floor. Door to garage. Opening to:

Hall Under stairs cupboard. Radiator. Luxury vinyl tiled floor. Stairs to first floor.

Cloakroom White suite comprising close coupled wc and basin. Double glazed window. Dado rail.

Sitting and Dining Room A fine double aspect room with wood effect laminate flooring.

Sitting Room 142" x 127" (4.32m x 3.84m) Large double glazed picture window to front. Stone built fireplace and hearth with electric log effect wood burner style heater. TV aerial point. Radiator.

Dining Room 10'11" x 9'9" (3.33m x 2.97m) Double glazed patio doors to the rear garden. Radiator.

Kitchen/Breakfast Room 17'11" x 9'9" (5.46m x 2.97m) Comprehensively fitted with an attractive range of natural pine fronted units comprising inset stainless steel bowl and a half sink with mixer tap, adjacent work surface, cupboards and drawers under, **washing machine, dishwasher**. Glazed wall units. Matching L shaped work surface with cupboards, drawers and integrated **freezer** beneath. Built-in **electric double oven**, cupboard under and over. Fitted brushed steel **4 ring gas hob** with concealed extractor hood over. Matching peninsula breakfast bar. 2 double glazed windows. Luxury vinyl tiled floor. Part tiled walls. Double glazed door to rear garden.

FIRST FLOOR

Landing Built-in shelved airing cupboard. Hatch to loft space.

Bedroom 1 12'7" x 11'8" (3.84m x 3.56m) Enjoying a lovely outlook over the lightly wooded central green. Built-in double wardrobe. Double glazed window. Radiator.

Bedroom 2 16'1" x 12'1" (4.90m x 3.68m) Built-in wardrobe. Double glazed window. Radiator.

En Suite Shower Room Fully tiled glazed shower cubicle, basin, close coupled wc. Extractor fan. Double glazed window. Radiator. Part tiled walls.

Bedroom 3 10'11" x 10' (3.33m x 3.05m) Built-in double wardrobe. Double glazed window. Radiator.

Bedroom 4 9'10" x 7'9" (3.00m x 2.36m) L shaped. Double glazed window. Radiator.

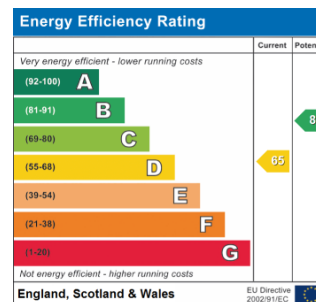
Spacious Bathroom White suite comprising shaped bath with wall mounted mixer tap, independent shower over with curved glazed screen, inset basin with mixer tap, cupboard beneath, adjacent shelf, cupboards beneath, wc with concealed cistern. Heated chromium ladder towel warmer/radiator. Extractor fan. Ceiling downlighters. Double glazed window. Part tiled walls, fully tiled around bath. Tiled floor.

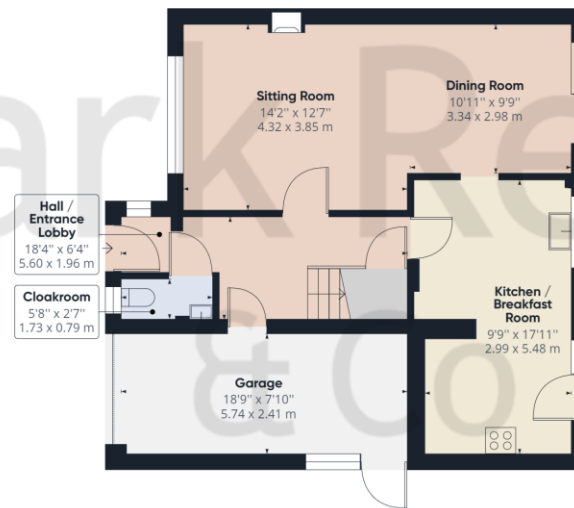
OUTSIDE

Integral Garage Up and over door. Light and power points. Wall mounted Worcester gas boiler.

Wide Block Paved Drive Offering parking for 2-3 vehicles.

Attractive West Facing Rear Garden About 55 feet (16.76m) in length x 37 feet (11.28m) in width. Arranged with wide paved sun terrace with timber pergola, central steps to a level lawn with raised borders with timber retaining walls. **Timber shed**. The garden is fully enclosed with close boarded fencing with mature laurel hedge to rear boundary offering shelter and seclusion.



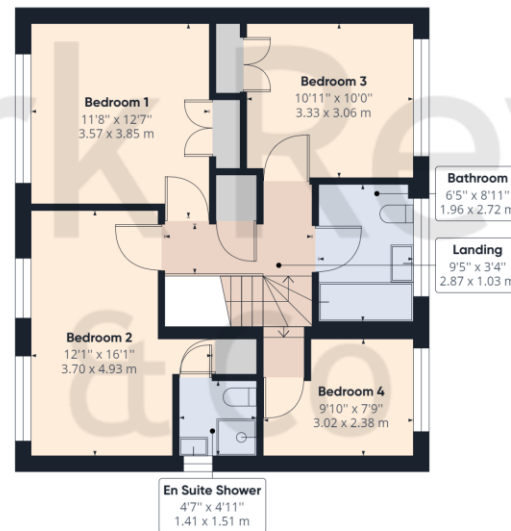


Ground Floor Building 1

Approximate total area⁽¹⁾

1386.46 ft²

128.81 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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