



**3 Windermere Road**  
Haywards Heath, RH16 3JX





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Guide Price £450,000

This most attractive bay fronted Victorian semi detached house of character is immaculately presented throughout offering bright and well planned accommodation arranged over three floors. The house has the benefit of recently installed double glazed replacement windows throughout, gas central heating and cavity wall insulation. The accommodation incorporates 3 double bedrooms, en suite shower room, large family bathroom with shower, a fine sitting and dining room with wide bay window to front, a comprehensively fitted kitchen/breakfast room complete with appliances, office/lobby, useful utility room and downstairs wc. There is a car port, gravelled drive and parking area to the front offering space for 2 further vehicles and the delightful rear garden extends to about 90 feet overall arranged with a good size gravelled courtyard, sheltered paved sun terrace and good size lawn with well stocked herbaceous borders.

Situated in a quiet private no through road lying immediately off Woodlands Road in this mature 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

**Porch** Attractive part glazed panelled front door to:

**Entrance Hall** Radiator. Tiled floor. Stairs to first floor.

**Sitting and Dining Room** 25'4" x 13' (7.72m x 3.96m) Wide double glazed bay window to front. Fireplace with tiled hearth. Recessed storage cupboards on either side of the chimney breast. TV aerial point. Wide opening to:

**Dining Room** 2 radiators. Further double glazed window. Door to:

**Kitchen/Breakfast Room** 10'2" x 15'11" (3.10m x 4.85m). Comprehensively fitted with an attractive range of units with extensive work surfaces comprising inset stainless steel bowl and a half sink with flexi mixer tap, adjacent work surfaces, cupboards, including corner carousel units, drawers and integrated **dishwasher** beneath. Built-in brushed steel Bosch **electric oven**, Bosch **4 ring halogen hob** with filter hood over, flanked by wall cupboards. Cupboard housing Worcester gas boiler. Integrated Bosch **fridge**, recess for microwave oven and cupboard beneath. Peninsula unit with matching worktop, drawers under. Walk-in understairs larder. Double glazed window. Radiator. Part tiled walls. Tiled floor.

**Rear Lobby/Office** 5'10" x 11' (1.78m x 3.35m) Fitted desk unit with cupboards and drawers, several wall cupboards over. Range of fitted storage cupboards. Radiator. Tiled floor. Double glazed door to outside.

**Utility Room** 5'8" x 7'8" (1.73m x 2.34m) Circular sink with mixer tap, adjacent work surface, cupboards, drawers and Bosch **washing machine** under. **Tumble dryer** on raised shelf, adjacent tall storage cupboard. Double glazed window. Radiator. Tiled floor. **Note:** Tall fridge/freezer and microwave oven are available subject to negotiation.

**Downstairs WC** Close coupled wc and basin with single lever mixer tap, cupboard under. Double glazed window. Radiator. Half tiled walls. Tiled floor.

## FIRST FLOOR

**Landing** Tall built-in shelved cupboard. Decorative stair balustrade. Stairs to top floor.

**Bedroom 1** 11'6" x 9'10" (3.51m x 3m) One wall fitted with excellent range of three double wardrobes incorporating hanging rails and shelving, high level cupboards over. Good size built-in airing cupboard housing pre-insulated hot water cylinder and slatted shelving. Wall light point. Double glazed window. Radiator.

**En Suite Shower Room** White suite comprising fully tiled shower with glazed door, newly fitted Triton electric shower fitment, basin with single lever mixer tap, adjacent shelf, cupboards and drawers beneath, wc with concealed cistern. Extractor fan. Double glazed window. Radiator. Fully tiled walls. Tiled effect vinyl flooring.

**Bedroom 2** 9'9" x 8'7" (2.97m x 2.62m) Double glazed window. Radiator.

**Spacious Bathroom with Shower** White suite comprising bath with traditional mixer tap and telephone style shower attachment, pedestal basin with mixer tap, close coupled wc, fully tiled shower cubicle with Mira power fitment. Useful shelf with large wall mirror over. Double glazed window. Radiator. Part tiled walls. Tiled effect vinyl flooring.

## TOP FLOOR

**Landing** Fitted storage cupboard. Access to eaves storage. Double glazed window. Decorative stair balustrade.

**Bedroom 3** 14'6" x 10'7" (4.42m x 3.23m) Sloping ceilings to two sides incorporating 2 double glazed velux windows. Radiator.

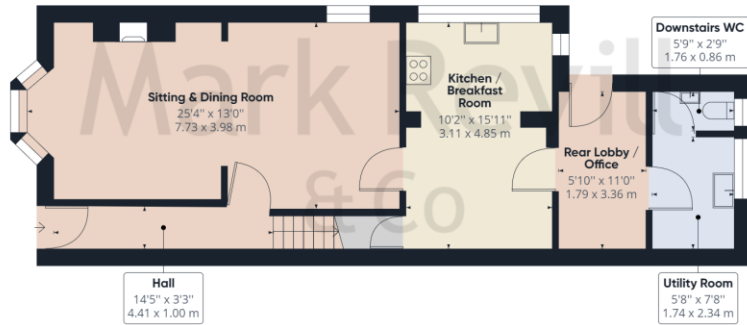
## OUTSIDE

**Car Port** With gate to rear garden.

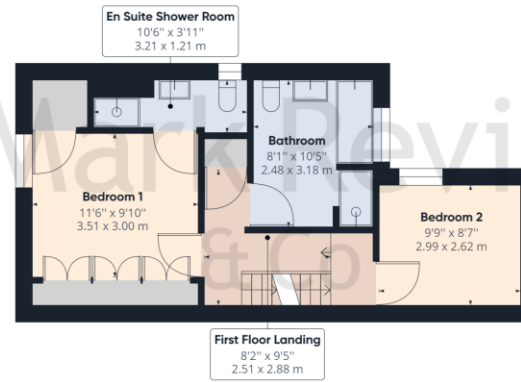
**Gravelled Drive and Parking Area to the Front** Offering space for a further 2 vehicles. Stepping stone path and brick flower planters to the front boundary.

**Most Attractive Rear Garden** About 63 feet (19.20m) in length plus courtyard. Arranged with a large sheltered gravelled courtyard adjacent to the house opening to a paved sun terrace with brick retaining wall on two sides, central steps to a good size level lawn with brick paved patio, stepping stone path, deep herbaceous borders and beds planted with a wide variety of flowers, shrubs and small trees. **Shed.** Further deep herbaceous bed at the far end containing a variety of shrubs including buddleia. The garden is fully enclosed by close boarded fencing and high clipped mature hedges.





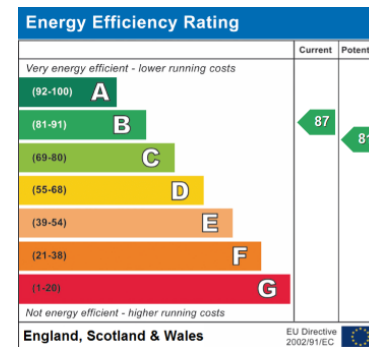
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



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

1298.05 ft<sup>2</sup>  
120.59 m<sup>2</sup>

Reduced headroom

68.68 ft<sup>2</sup>  
6.38 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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