



9 Redwood Drive
Haywards Heath, RH16 4ER

■ ■ ■ Mark Revill & Co

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Guide Price £675,000

This excellent detached Regency style house offers bright, spacious and extremely well presented family accommodation having the benefit of gas fired central heating and double glazed replacement windows throughout. This superb home incorporates 4 bedrooms (3 double), en suite shower room to the main bedroom, a spacious family bathroom, downstairs cloakroom, home office, a splendid sitting room with wide opening to separate dining room and an excellent comprehensively fitted kitchen complete with appliances. There is a good size attached garage approached by a long private drive offering parking for 3 vehicles and a particular feature of the property is the delightful south facing rear garden extending to about 50 feet in length arranged mainly as lawns with a wide paved sun terrace.

Situated in this quiet cul-de-sac in a much favoured established location just a short walk to Victoria Park with its tennis courts, the town centre with its wide range of shops and The Broadway offering an array of restaurants. Haywards Heath mainline station is close at hand providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes), there are several well regarded schools in the locality catering for all age groups and the town also has a modern leisure complex, 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 14.5 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south, whilst the South



Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

GROUND FLOOR

Hall Attractive double glazed panelled front door. Built-in coats/storage cupboard. Stairs to first floor. Wood effect Karndean flooring.

Cloakroom White suite comprising close coupled wc and corner basin with single lever mixer tap, tiled surround. Understairs storage cupboard. Double glazed window. Radiator. Wood effect Karndean flooring.

Home Office 10'1" x 7'10" (3.07m x 2.39m) Wide double glazed bow window overlooking the front. Fitted corner desk unit flanked by glazed wall cabinets with cupboards beneath. TV aerial point. Satellite point. Double glazed window. Wood effect Karndean flooring.

Sitting Room 19'3" x 12'4" (5.87m x 3.76m) A fine double aspect room enjoying an outlook over the rear garden. Handsome contemporary fireplace with marble insert and hearth, timber surround. TV aerial point. Radiator. Wide opening to:

Dining Room 19'3" x 8'9" (5.87m x 2.67m) Radiator. Wall light points. Double glazed casement doors to rear garden.

Excellent Kitchen 15'4" x 8'10" (4.67m x 2.69m) Comprehensively fitted with a quality range of shaker style units with quality composite work surfaces and upstands, comprising inset stainless steel bowl and a half sink with mixer tap, extensive adjacent worktops with cupboards, including carousel and magi corner units, drawers, integrated Miele **dishwasher**. Fitted AEG **4 ring induction hob** with brushed steel extractor hood over flanked by wall cupboards, one housing Glow-worm gas boiler. Further range of wall cupboards. Additional base unit with drawers flanked by pull out cupboards, wall cupboard over, adjacent unit with built-in AEG **electric double oven**, drawers under and cupboard over. Integrated tall **fridge** and **fridge/freezer**. Double glazed window. TV aerial point. Radiator. Wood effect Karndean flooring. Double glazed door to outside.

FIRST FLOOR

Landing Hatch with pull down ladder to part floor boarded loft space with light point. Built-in airing cupboard housing Ariston stainless steel hot water cylinder. Double glazed window. Radiator.

Bedroom 1 12'9" x 10'2" (3.89m x 3.10m) Range of built-in wardrobes with central mirror doors. Double glazed window. Radiator.

En Suite Shower Room White suite comprising fully tiled glazed shower cubicle, inset basin with cupboard beneath, wc with concealed cistern, shelf over, cupboard under. Mirror, shelf and pelmet with lighting over, adjacent wall cupboard. Double glazed window. Radiator. Half tiled walls. Tiled floor.

Bedroom 2 16'3" x 10'3" (4.95m x 3.12m) Built-in cupboard. TV aerial point. Double glazed window. Radiator.

Bedroom 3 12'9" x 11'1" (3.89m x 3.38m) TV aerial point. Double glazed window. Radiator.

Bedroom 4 8'11" x 8'9" (2.72m x 2.67m) Built-in wardrobe. Double glazed window. Radiator.

Bathroom White suite comprising bath, pedestal basin, fully tiled glazed shower cubicle with Mira fitment, wc with concealed cistern, shelf over. Wall cupboard. Mirror with light over. Double glazed window. Radiator. Half tiled walls. Tiled floor.

OUTSIDE

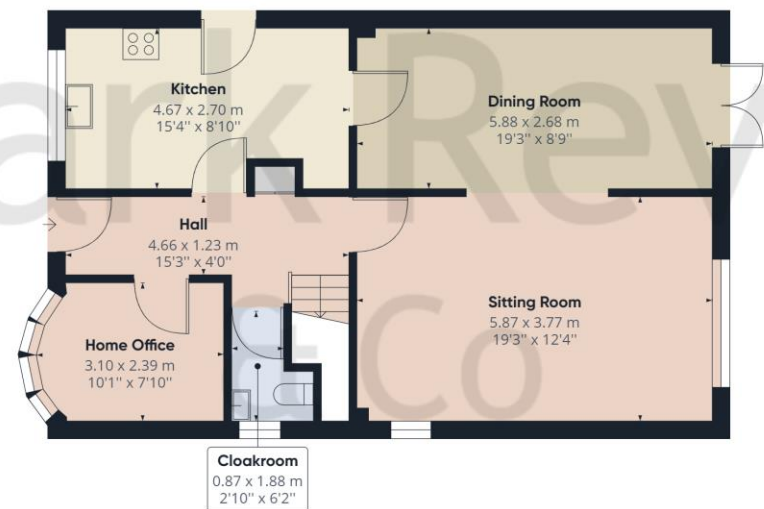
Attached Garage 23' x 8'8" (7.01m x 2.64m) Electrically operated roller door. Plumbing for washing machine. Light and power points. Double glazed window. Double glazed door to rear garden.

Block Paved Private Drive Offering space for 3 vehicles.

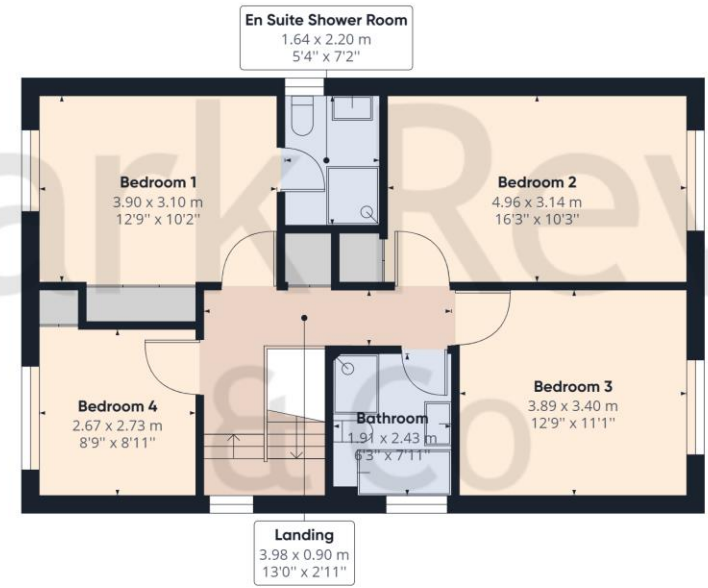
Front Garden Laid to lawn with flowering cherry tree and acer, colourful flower and shrub border, beech hedge to front boundary.

Lovely South Facing Rear Garden About 50 feet (15.24m) in length. Arranged with a raised paved sun terrace, adjacent quadrant shaped lawn flanked by flower beds, central steps to level lawn with well stocked flower and shrub borders. **Timber shed**. Water tap. The garden is fully enclosed by timber fencing with a clipped laurel hedge to the rear boundary. Side access.





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
 1460.80 ft²
 135.71 m²

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

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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