



7 Wood Ride
Haywards Heath, RH16 4NL



Mark Reville & Co

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£525,000

This most attractive semi detached house of character built in 1935 has been thoughtfully extended to provide bright and spacious accommodation. The property retains many features of the era including a fine staircase, panelled internal doors and a feature stained glass window to the front entrance and incorporates 3 good size bedrooms, bathroom, a splendid sitting room with working fireplace, separate dining room, a superb double glazed garden room, excellent well fitted kitchen complete with oven and hob and a downstairs cloakroom. The property has the benefit of gas central heating and double glazed replacement windows throughout, there is an attached garage approached by a double width block paved drive and the particular feature of the property is the beautiful rear garden extending to about 94 feet in length arranged with a paved sun terrace, good size well tended lawn and extremely well stocked herbaceous beds with a timber shed/workshop at the far end.

Situated in this 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. There are several well regarded schools in the locality catering for all age groups and the mainline station is within easy reach offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town also has a modern leisure complex, a Waitrose and Sainsbury's



superstore and the A23 lies about 5 miles to the west providing a direct route to the motorway network. Gatwick Airport is 14.6 miles to the north, 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

Recessed Porch Quarry tiled step. Most attractive front door with stained glass leaded light panel flanked by stained glass panels to:

Hall Good size understairs storage cupboard, further understairs cupboard housing gas meter. Radiator. Fine staircase with natural wood balustrade to first floor.

Sitting Room 12'6" x 11'1" (3.81m x 3.38m) A fine room with wide double glazed bay window to front. Attractive red brick working fireplace with timber surround and tiled hearth. Recessed timber book/display shelving on either side of chimney breast. TV aerial point. 2 wall light points. Radiator. Wide opening to:

Dining Room 11'11" x 11'2" (3.63m x 3.40m) Tiled fireplace with natural timber surround. Wall light point. Radiator. Glazed panelled casement doors to:

Garden Room 12'9" x 8' (3.89m x 2.44m) Double aspect with large double glazed windows and door to rear garden. 2 wall light points. 2 double glazed velux skylight. Wood effect laminate flooring.

Excellent Kitchen 14'11" x 6'2" (4.55m x 1.88m) Well fitted with an attractive range of units with granite effect laminate work surfaces comprising inset stainless steel sink with mixer tap, adjacent worktop, cupboard, bin storage, drawers and appliance space with plumbing for washing machine under. Built-in **electric double oven**, fitted brushed steel **4 ring gas hob**, glass splashback and extractor hood over, range of wall cupboards and shelved unit. Matching worktop, cupboard and drawers under, adjacent tall shelved larder. Further matching worktop, cupboards under. Glazed wall cabinets. Good size understairs recess for tall fridge. 2 double glazed windows. Tiled splashback. Part glazed door to:

Rear Lobby Quarry tiled floor. Door to garage. Double glazed door to rear garden.

Cloakroom White suite comprising close coupled wc and basin with tiled splashback. Double glazed window. Quarry tiled floor.

FIRST FLOOR

Landing Hatch to loft space. Electric meter cupboard. Double glazed window. Attractive natural wood balustrade.

Bedroom 1 13'1" x 10'9" (3.99m x 3.28m) 2 built-in double wardrobes with cupboards over and sliding doors. Wide double glazed bay window to front. Radiator. Picture rail.

Bedroom 2 11'4" x 7'11" (3.45m x 2.41m) 2 built-in wardrobes with cupboards over, central recess with high level shelf. Double glazed window. Radiator. Picture rail.

Bedroom 3 and Study 14'5" x 8'2" (4.39m x 2.49m) Double aspect. Large fitted natural wood double wardrobe with cupboard over. Double glazed window. 2 radiators.

Bathroom Suite comprising bath with traditional independent shower over, fully tiled surround, pedestal basin with tiled splashback, low level wc. Heated chromium ladder towel warmer/radiator. Extractor fan. Double glazed window. Vinyl flooring.

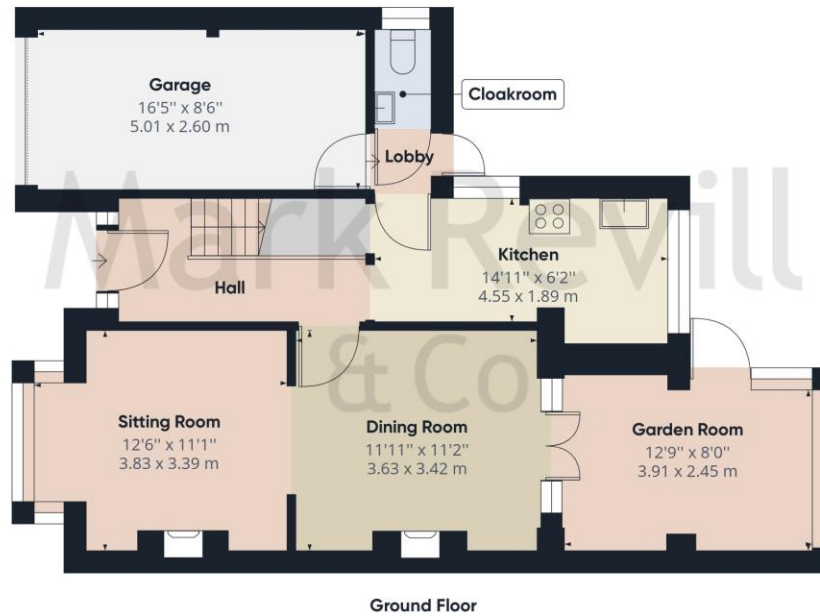
OUTSIDE

Attached Garage 16'5" x 8'6" (5m x 2.59m) Up and over door. Light and power points. Wall mounted gas boiler. Fitted worktop. Rear door.

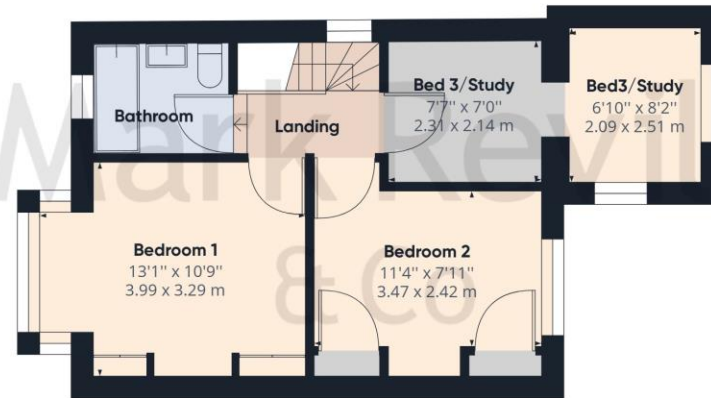
Private Double Width Block Paved Drive Adjacent pebble filled front garden with wisteria and clipped privet hedge to party and front boundary.

Beautiful Rear Garden Extending to about 94 feet (28.65m) in length. Arranged with a concrete and paved terrace adjacent to the house with brick retaining walls and steps to a good size well tended lawn flanked by deep herbaceous beds containing an abundance of flowers, plants and shrubs including acers, ferns, hydrangea, buddleia, magnolia, etc. and small trees including oak and cherry. Pond. Stepping stone path to paved patio at the far end with adjacent vegetable garden and large **timber shed/workshop**. The garden is fully enclosed by clipped hedges, timber and chain link fencing clad planted with established shrubs offering shelter and seclusion.





Ground Floor

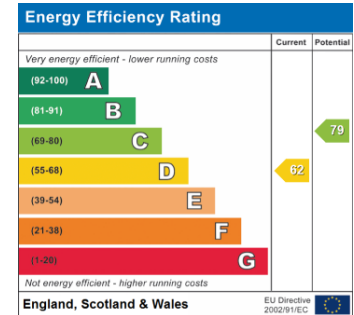


Floor 1



Approximate total area⁽¹⁾

1132.60 ft²
105.22 m²



(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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