



26 Marlow Drive
Haywards Heath, RH16 3SH



Mark Reville & Co

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£675,000

This superb extremely well fitted detached family house occupies a fine corner position and enjoys a delightful walled south facing rear garden. The bright and extremely well presented accommodation incorporates 4 bedrooms including a splendid double aspect room with feature vaulted ceiling, a study area which would ideally suit a 5th bedroom if required, en suite shower room to the main bedroom, an attractive family bathroom, a fine double aspect living room with feature marble fireplace, a stunning bespoke kitchen with dining room fitted by Hamilton Stone incorporating appliances, breakfast/recreation room and a downstairs cloakroom. The house has the benefit of gas central heating, double glazing, uPVC soffits and fascias for ease of maintenance, there is an integral garage approached by a wide block paved drive offering parking for 2 vehicles and the attractive rear garden is arranged with a paved sun terrace with adjacent path and lawn with flower and shrub borders.

Situated in this highly desirable location just a short walk to a well regarded primary school, local doctor's surgery, chemist, Tesco Express and the Princess Royal Hospital. Haywards Heath town centre is within easy reach offering a wide range of shops, an array of restaurants in The Broadway, a modern leisure complex, a Waitrose and Sainsbury's superstore and a mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). There are



several schools and colleges in the locality catering for all age groups and the A23 lies about 6 miles to the west providing a direct route to the motorway network. Gatwick Airport is 16 miles to the north, the cosmopolitan city of Brighton and the coast is 15.4 miles 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 Outside light. Attractive part double glazed panelled front door to:

Spacious Hall Telephone point. Radiator. Karndeian wood effect flooring. Stairs to first floor.

Cloakroom White suite comprising close coupled wc and inset basin with bespoke natural wood cupboard beneath, tiled splashback. Extractor fan. Radiator. Karndeian wood effect flooring.

Living Room 21'3" x 10'5" (6.48m x 3.18m) Handsome marble fireplace and hearth with live flame coal effect gas fire. Double glazed bow window to front with plantation shutters, further double glazed window with plantation shutters. TV aerial point. 2 radiators. Karndeian wood effect flooring.

Superb Kitchen with Dining Room 21'3" x 8'8" (6.48m x 2.64m) Comprehensively fitted with a quality range of Hamilton Stone shaker style units with quartz work surfaces and upstands comprising inset enamel bowl and a half sink with flexi mixer tap and waste disposal, adjacent L shaped work surface and breakfast bar, cupboards, drawers, bin storage and integrated Neff **dishwasher** beneath. Smeg brushed steel **range cooker** incorporating 6 ring gas hob and 2 electric ovens, glass splashback and brushed steel extractor hood over, flanked by wall cupboards. Worktop on either side of cooker with cupboards and drawers under. Tall larder unit with pull out wire basket storage. Integrated Neff tall **fridge** and **freezer**. Ceiling downlighters. Double glazed window with plantation shutters. Karndeian wood effect flooring. Double glazed French doors to rear garden. Archway to:

Breakfast/Recreation Room 11'7" x 8' (3.53m x 2.44m) Matching work surface and upstand, inset stainless steel sink with mixer tap, cupboards, drawers and space with plumbing for washing machine under. Wall cupboard housing Worcester gas boiler. Double glazed window. Radiator. Karndeian wood effect flooring. Door to garage. Double glazed door to rear garden.

FIRST FLOOR

Spacious Landing with Study Area Attractive balustrade. Hatch with pull down ladder to mostly floor boarded loft space with light point. Built-in slatted shelved airing cupboard housing lagged hot water cylinder. Double glazed window. Radiator.

Note: The study area could easily be a 5th bedroom if desired.

Bedroom 1 10'5" x 10'4" (3.18m x 3.15m) Large built-in double wardrobe with hanging rails and shelving, deep cupboards over, adjacent ceiling down lighters. TV aerial point. Double glazed window. Radiator.

En Suite Shower Room White suite comprising fully tiled shower with bi-fold glazed door, pedestal basin with tiled surround, close coupled wc. Double glazed window. Radiator. Karndeian wood effect flooring.

Bedroom 2 23' x 8'7" (7.01m x 2.62m) A splendid double aspect room with vaulted ceiling and exposed ceiling timbers. Fitted natural wood double wardrobe with cupboard over. TV aerial point. 2 double glazed windows. 2 radiators. Natural timber architraves, skirting and flooring.

Bedroom 3 10'3" x 9' (3.12m x 2.74m) Double glazed window. Radiator.

Bedroom 4 8'8" x 6'7" (2.64m x 2.01m) Presently used as an office. Double glazed window. Radiator. Dado rail.

Bathroom White suite comprising timber clad bath with traditional mixer tap and telephone style shower attachment, pedestal basin and close coupled wc. Double glazed window. Radiator. 2 walls fully tiled and 2 half tiled. Karndeian wood effect flooring.



OUTSIDE

Integral Garage 14'9" x 8'4" (4.50m x 2.54m) Up and over door. Under stairs cupboard with light point. Range of fitted shelving. Light and power points. Rear door to breakfast room.

Double Width Block Paved Drive

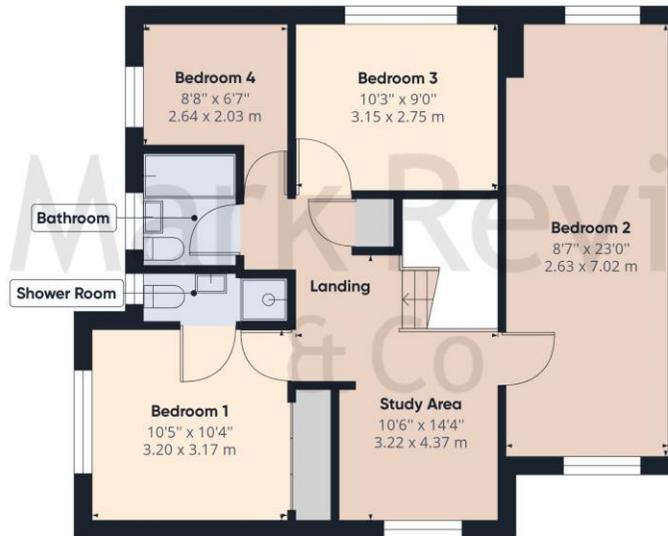
Front and Side Gardens Neatly laid to lawn with flower and shrub borders, planted with fuchsias, lavender, hydrangeas, self-pollinating apple tree and established wisteria.

Most Attractive South Facing Walled Rear Garden Arranged with a paved sun terrace and path adjacent to the house with brick retaining wall, wide well tended lawn with paved path, borders, planted with a variety of trees and shrubs including evergreens, buddleia, etc. Timber shed with light and power. Outside light, water tap and power point. Side access with gate.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1449.88 ft²
134.70 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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