



15 Laburnum Way
Haywards Heath, RH16 3SD



Mark Revill & Co

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£415,000

This excellent semi detached house offers bright, spacious and well planned accommodation and enjoys a delightful well kept fully enclosed rear garden. The house has the benefit of gas central heating, double glazing and cavity wall insulation and incorporates 3 bedrooms (2 double), bathroom, downstairs cloakroom, a fine living room with doors opening to the garden and a comprehensively fitted kitchen/breakfast room complete with most appliances. There is a garage adjacent to the rear, off road block paved parking to the front offering space for 2-3 vehicles and a particular feature is the lovely rear garden extending to about 42 feet in length arranged with paved sun terraces, level lawn, fish pond and extremely well stocked flower and shrub borders.

Situated in this much favoured location close to the well regarded Northlands Wood Primary School, Tesco's Express, chemist and doctor's surgery. Princess Royal Hospital is close by and Haywards Heath town centre is within easy reach with its wide range of shops, an array of restaurants in The Broadway, a modern leisure complex, Waitrose and Sainsbury's superstores and a mainline station providing a fast and frequent service to



central London (Victoria/London Bridge 42-45 minutes). The A23 lies about 6 miles to the west via the recently opened bypass providing a direct route to the motorway network, Gatwick Airport is just under 15 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance 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

Recessed Porch uPVC double glazed front door to:

Hall Good size understairs storage cupboard housing gas and electric meters. Radiator. Wood effect laminate flooring. Stairs to first floor.

Cloakroom White suite comprising low level wc and basin with tiled splashback. Double glazed window. Wood effect laminate flooring.

Living Room 16' x 11'4" (4.90m x 3.47m) Enjoying an outlook over the rear garden. TV aerial point. 2 double glazed windows (one tall). 2 radiators. Wood effect laminate flooring. Double glazed doors to outside.

Kitchen/Diner 14'2" x 9'11" (4.32m x 3.05m) Comprehensively fitted with an attractive range of shaker style units with laminate worktops and upstands to three sides, cupboards, drawers, wine rack, plumbing for washing machine and integrated **dishwasher** beneath. Built-in **electric oven**, brushed steel **5 ring gas hob** with glass splashback and brushed steel extractor hood over. Excellent range of wall cupboards, further wall cupboards. Integrated tall **fridge/freezer**. Worktop lighting. Double glazed window. Radiator. Ceiling downlighters. Tiled floor.

FIRST FLOOR

Landing Hatch with pull down ladder to floor boarded and insulated loft space. Built-in slatted shelved airing cupboard housing gas combination boiler.

Bedroom 1 13'11" x 9'6" (4.26m x 2.91m) Large double wardrobe with sliding floor to ceiling mirror doors. Double glazed window. Radiator.

Bedroom 2 11'8" x 8'10" (3.57m x 2.70m) Double glazed window. Radiator.

Bedroom 3 8'1" x 6'3" (2.49m x 1.92m) Double glazed window. Radiator.

Bathroom White suite comprising bath with independent shower over, glazed screen, pedestal basin with mixer tap, close coupled wc. Long wall mirror. Heated chromium ladder towel warmer/radiator. Extractor fan. Double glazed window. Half tiled walls, fully tiled around bath. Tiled floor.

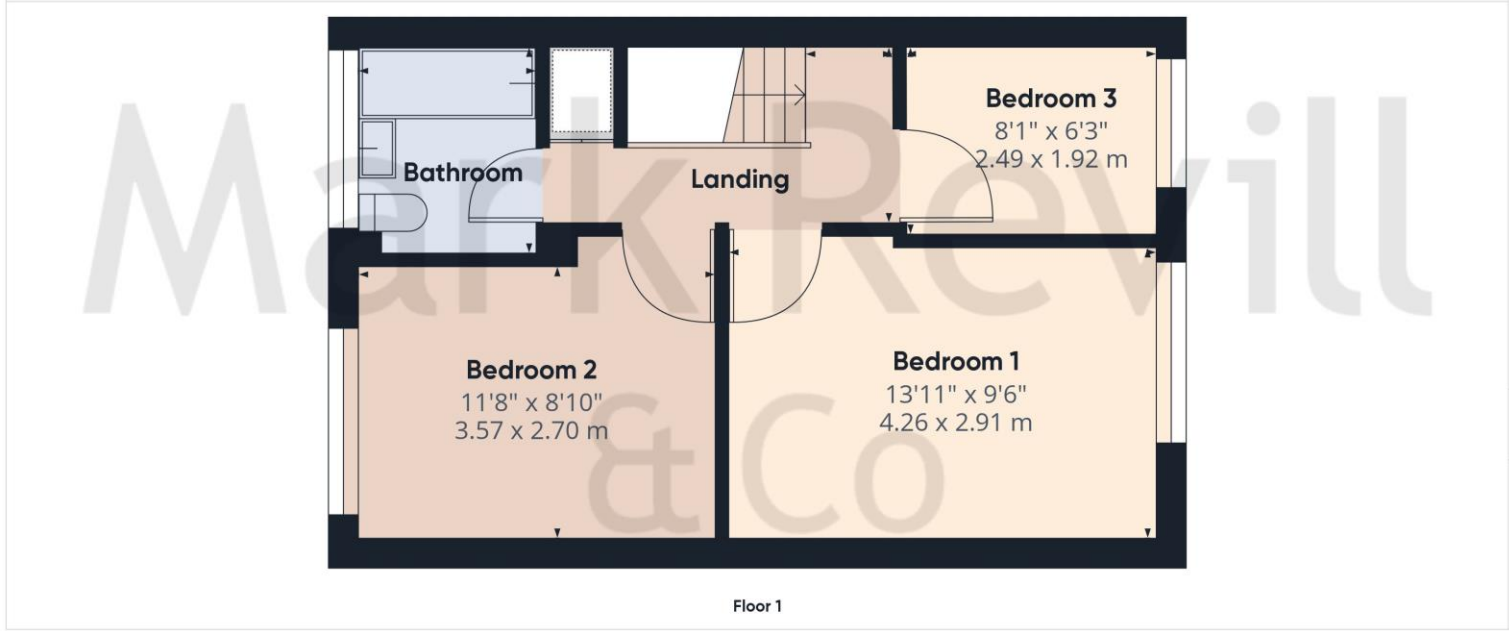
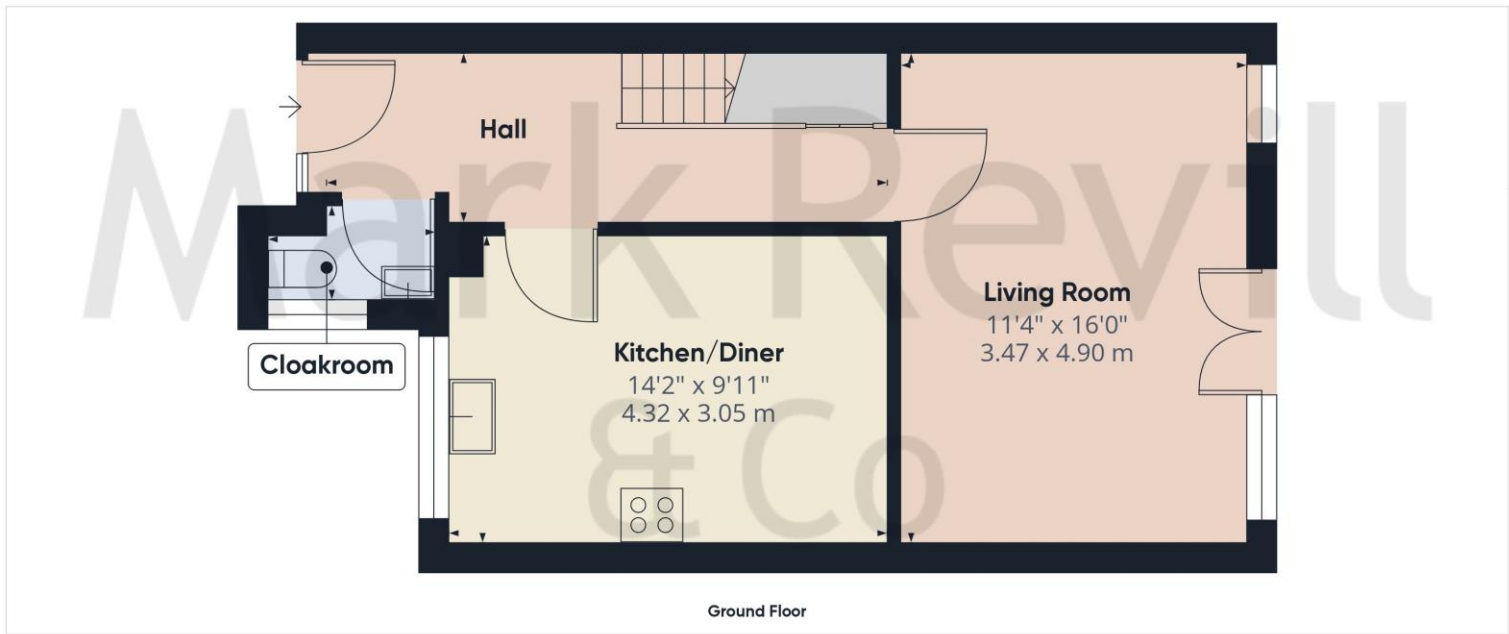
OUTSIDE

Garage 17' x 7'6" (5.18m x 2.29m) Located at rear with up and over door.

Off Road Parking to the Front Block paved offering space for 2-3 vehicles.

Delightful Rear Garden About 42 feet (12.80m) in length. Arranged with block paved sun terrace adjacent to the house with timber pergola opening to a level well tended lawn, fish pond, well stocked herbaceous borders containing a colourful array of flowers, plants and shrubs including several acers. Further paved patio at the far end with access to garage. The garden is fully enclosed by timber fencing.





Approximate total area⁽¹⁾
831.06 ft²
77.21 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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