



25 Woodvale Lane
Haywards Heath, RH16 3UQ

■ ■ ■ Mark Reville & Co

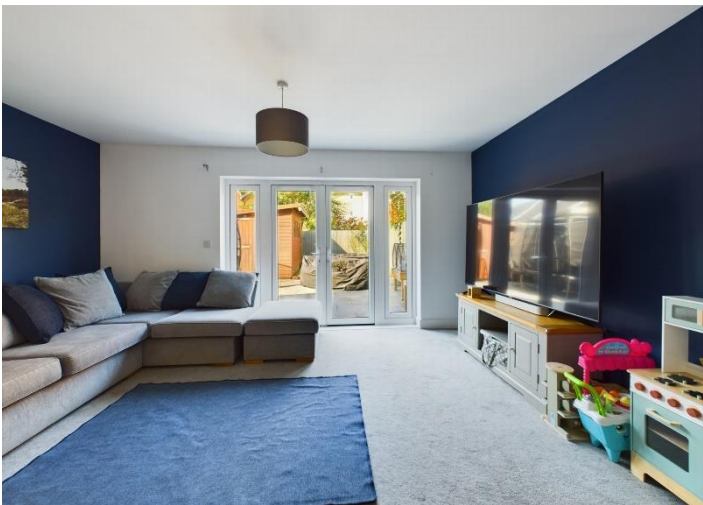
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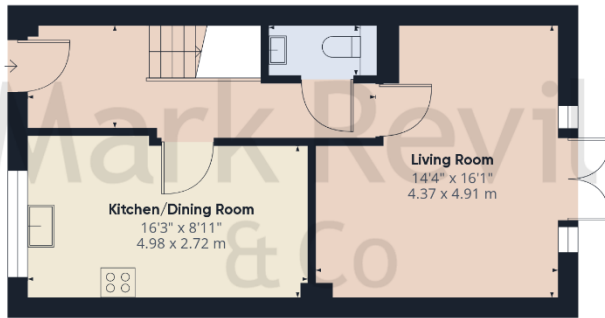
Guide Price £475,000 Freehold

This exceptional 4 bedroom semi detached property has been tastefully extended by the current owner to incorporate a large main bedroom suite. The accommodation comprises a kitchen/breakfast room, a large living room with patio doors leading to the garden and a downstairs wc. On the first floor, there are 3 bedrooms, a family bathroom and an en suite shower room to bedroom two and on the second floor a large main bedroom with built-in wardrobes and dressing furniture and a large en suite shower room with stand alone bath, walk in shower and large vanity sink. Outside, the front garden is paved with grey slabs as is the side pathway and the large terrace to the back, there is also a large shed and an area of lawn. The property enjoys a southerly aspect to the back and views over a communal green to the front. The property has the benefit of double glazed windows, gas central heating and 2 allocated parking spaces.

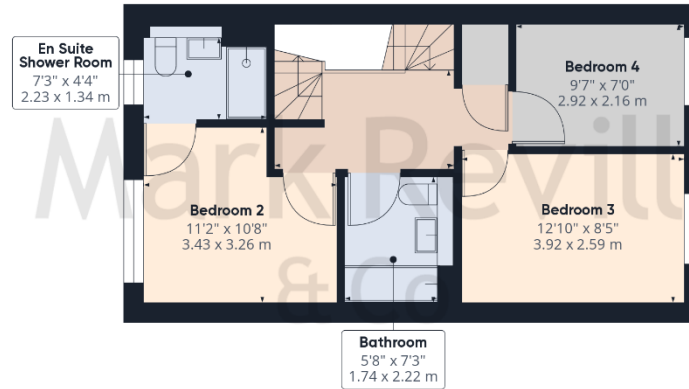
Situated in this popular convenient location just a few minutes walk of a local parade of shops and of several well regarded schools and within easy reach of Haywards Heath mainline station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town centre is also close at hand with its wide range of shops and array of restaurants in The Broadway whilst the picturesque village of Lindfield is also within walking distance. The town also offers a modern leisure complex, a Waitrose and Sainsbury's superstore and several parks. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is 13.8 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 a short drive offering beautiful natural venues for countryside walking.



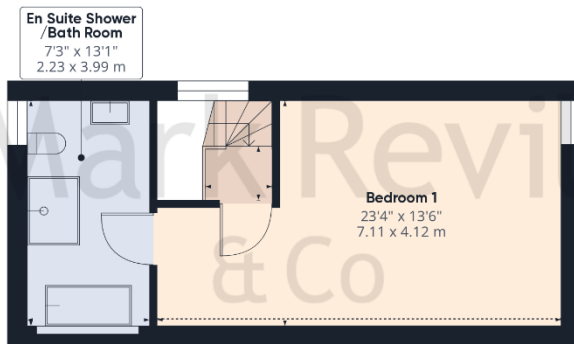




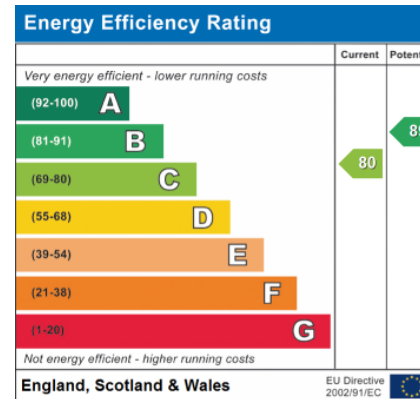
Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1293.61 ft²
120.18 m²

Reduced headroom

9.04 ft²
0.84 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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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