



42 Timbergate Drive
Haywards Heath, RH17 5LQ

■ ■ ■ Mark Reville & Co

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Guide Price £875,000 Freehold

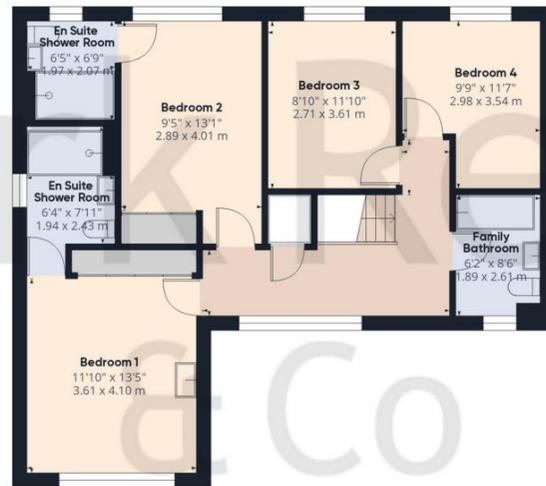
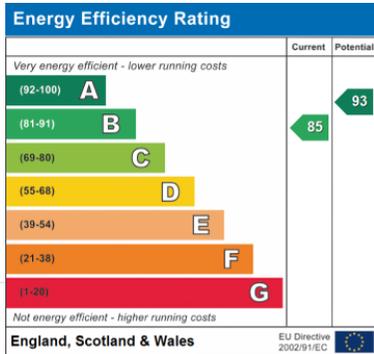
This exceptional, newly built executive family home offers a perfect blend of modern living and spacious accommodation. The ground floor comprises a formal sitting room, alongside a living room/snug, large kitchen/diner which is fully equipped with integrated appliances and a convenient utility room and cloakroom complete the well designed layout. Boasting 4 generous bedrooms, two of which feature en suite shower rooms and a stylish family bathroom. The home benefits from a semi-integral double garage approached by a bloc paved driveway, offering ample space for parking or additional storage. The rear garden is mainly laid to lawn and features a patio area and well tended borders. The property features many welcome additions including underfloor heating to all bathrooms, Bosch and Siemens appliances (with space for washing machine and tumble dryer in the utility room), luxury flooring throughout, gas central heating and double glazing. Additionally, the property is being sold with the benefit of no ongoing chain

Situated on the edge of the sought after Penland Green development within walking distance of the well regarded Harlands Primary School, Haywards Heath Sixth Form College and the mainline station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). Also within the vicinity is Blunts Wood Nature Reserve, the Dolphin Leisure complex, Waitrose and Sainsbury's superstores. Gatwick Airport lies just under 12 miles to the north, the A23 is just over 4 miles to the west providing a direct route to the motorway network and the cosmopolitan city of Brighton and the coast is 16.6 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.





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Approximate total area¹⁾
 1835.02 ft²
 170.48 m²

Reduced headroom
 5.81 ft²
 0.54 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

143 South Road
 Haywards Heath
 West Sussex, RH16 4LY
 01444 417714

Haywardsheath@markrevill.com

