



**MANSELL
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40 Maple Drive, Burgess Hill, West Sussex, RH15 0AW

£365,000



40 Maple Drive

Burgess Hill

A 3 bedroom mid terrace house presented with vacant possession occupying a lovely set back position overlooking an area of green and backing onto BHTFC football pitch with Bedelands Nature Reserve behind.

Built in 1976 the property is situated in this established residential road within a 5 minute walk of 2 schools, a selection of convenience shops and Wivelsfield mainline station.

The accommodation includes an entrance hall with cupboard, stairs to first floor and a cloakroom/WC leading off it. The kitchen faces the front, refitted with cream cupboards and integrated cooking appliances. The lounge/dining room has a deep understairs cupboard and double doors opening to the rear garden.



On the landing there is a linen cupboard and hatch to loft. The master bedroom faces the front with built in wardrobe, there are 2 further bedrooms (one has built in wardrobes) and a fully tiled wet room.

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Outside, there is a garage in a block which is location in the first block to the right hand side of the property (peach door). There is a front garden and a good size north east 49' x 16' rear garden which is laid to patio and lawn. Stepping stone pathway to the rear gate.

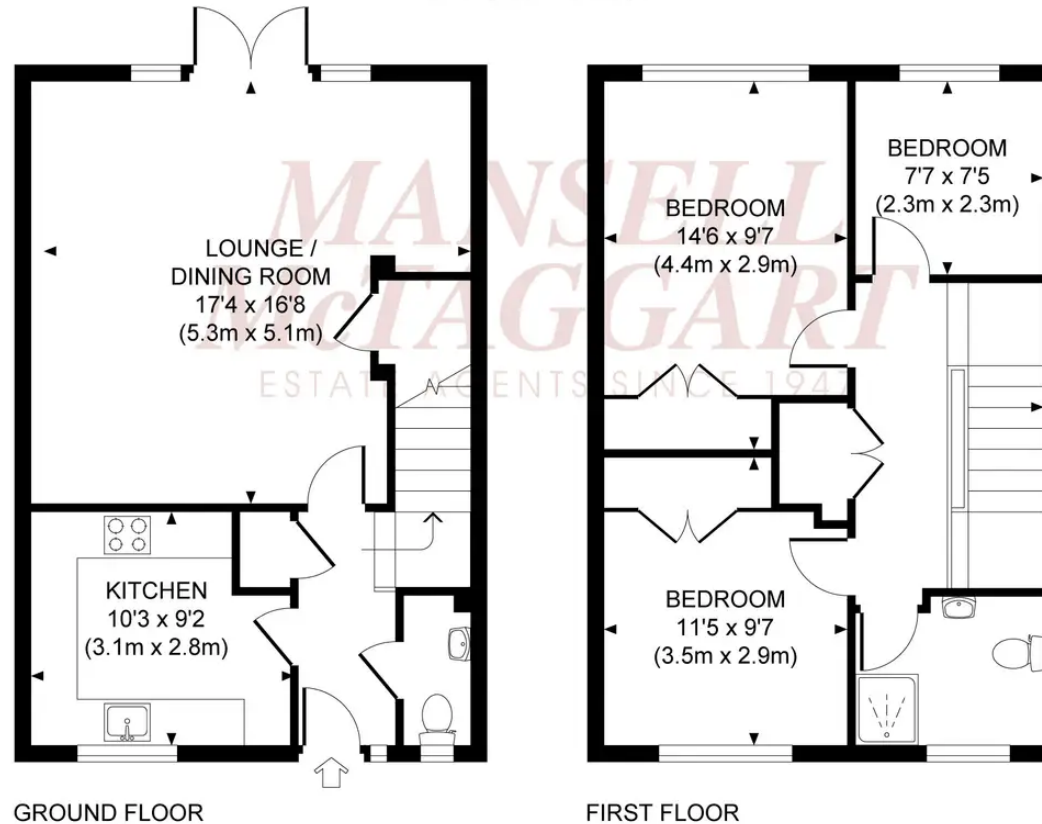
Benefits include gas fired central heating (The Vaillant combination boiler is located in the linen cupboard) and uPVC framed double glazed windows.

- Entrance Hall
- Kitchen
- Cloakroom/ WC
- Lounge/ Dining Room
- 3 Bedrooms
- Wet Room
- Front Garden
- Good Sized Rear Garden
- Garage in Block
- Vacant Possession





Approximate Gross Internal Area
899 sq ft / 83.5 sq m



Mansell McTaggart Burgess Hill

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