



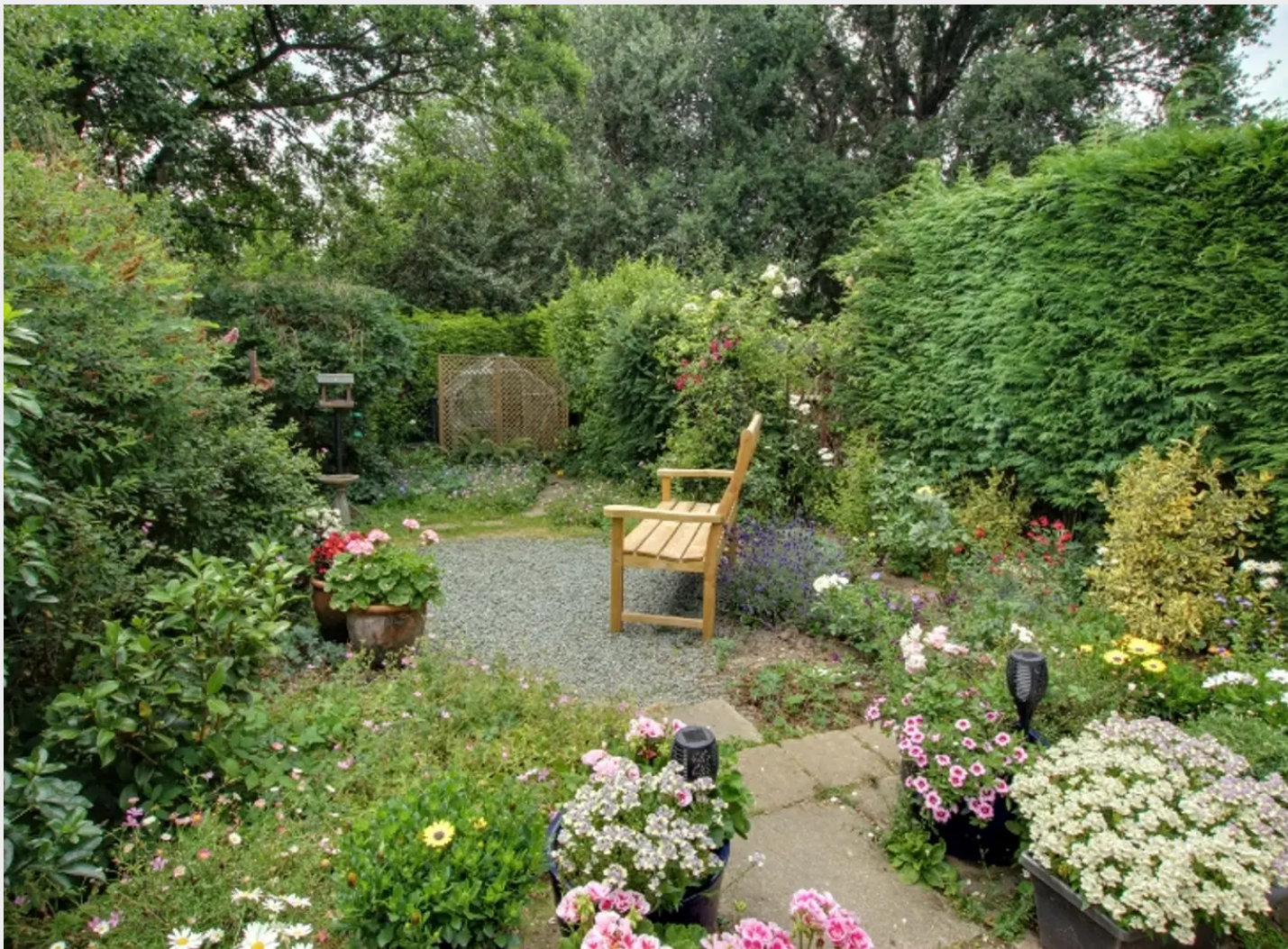
38 Barnmead, Haywards Heath, West Sussex RH16 1UZ

£425,000

FREEHOLD



**MANSSELL  
McTAGGART**  
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A well presented 3 double bedroom mid-terrace house with a 55' x 20' south/west facing rear garden within a 5/10 minute walk of the railway station, Waitrose, Sainsbury's and Harlands Primary School.

- Prime residential location
- 5/10 minute walk of railway station and Harlands primary school
- Warden Park Secondary Academy catchment area
- 55' x 20' south/west facing rear garden - Private driveway parking
- 23' x 19' lounge/dining room
- 14'5 x 9'10 conservatory
- 3 bedrooms and refitted bathroom with separate shower cubicle
- Integral single garage (potential to convert STPP)
- Council Tax Band: D
- EPC rating: D

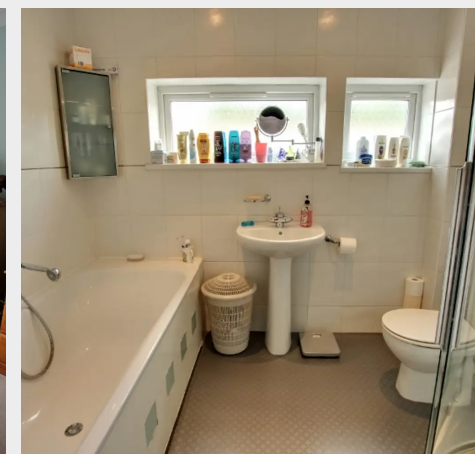


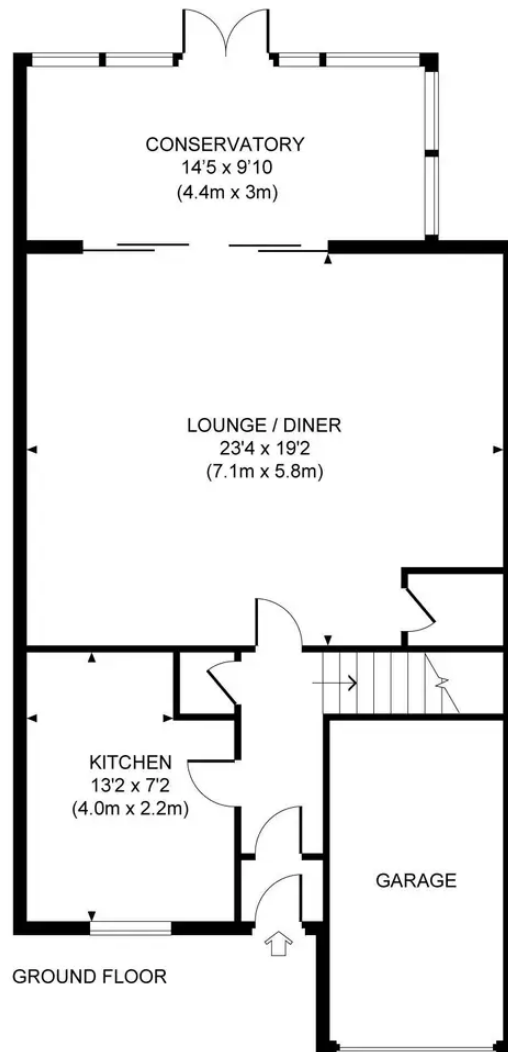
The property is surrounded by houses of similar size and style. Barnmead runs off the Balcombe Road on the north/western side of Haywards Heath close to open countryside and within easy walking distance of the mainline railway station, the new Waitrose store, Harlands Primary School, the Dolphin Leisure Centre and Sainsbury's superstore. The town centre is 0.9 miles distant and provides an extensive range of shops, stores, restaurants, cafes and bars. By road, access to the major surrounding areas can be gained via the Balcombe Road and the A/M23, the latter lying approximately 5 miles to the west at Bolney or Warninglid.

**Distances on foot/car in approximate miles**

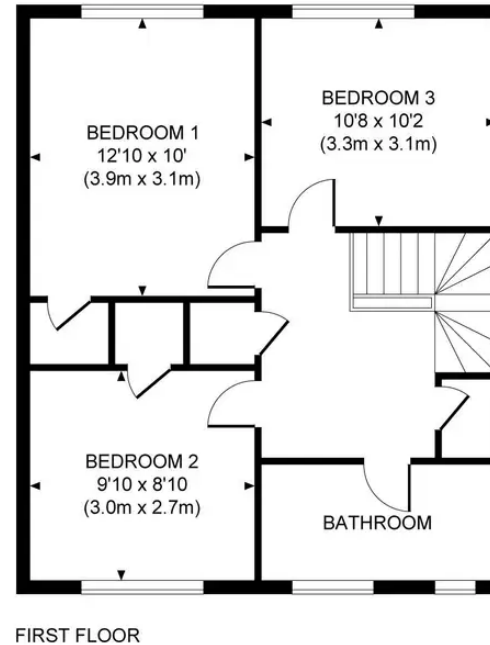
**Schools:** Harlands Primary (0.3 miles), Blackthorns Primary (1.3 miles), Warden Park (Secondary) Academy in Cuckfield (1.7 miles), Oathall Community College (1.2 miles)

**Station:** Haywards Heath mainline station (0.4 miles) provides fast commuter links to London (Victoria/London Bridge 45 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins)





Approximate Gross Internal Area  
1619 sq ft / 150.4 sq m



## Mansell McTaggart Haywards Heath

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