



61 Blunts Wood Road,
Haywards Heath, West Sussex RH16 1ND

FREEHOLD

Guide Price
£600,000 – £625,000



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An immaculate 4 bedroom Georgian style semi-detached house with a 41' average x 30' west facing garden on the town's desirable west side just 0.7 miles from the railway station, close to good schools and Blunts Wood & Paiges Meadow nature reserve.

- Immaculate home in prime west side location
- 10-15 mins walk (0.7 miles) to railway station
- Harlands Primary (0.6 miles)
- Warden Park Secondary Academy School catchment (0.8 miles)
- Private driveway and attached garage
- 41' max x 30' west facing garden
- Sitting room with bay window and fireplace (currently blocked but can easily be opened up)
- Kitchen/breakfast room with integrated appliances and doors to garden
- Ground floor cloakroom
- 4 bedrooms and family bathroom
- EPC: D
- Council Tax Band: E



The property is situated in a cul-de-sac position off Blunts Wood Road on the highly sought after north/western side of town, which is particularly popular with families due to its proximity to Harlands Primary School in Penland Road and also Warden Park Secondary Academy in the adjoining village of Cuckfield (easily accessed via Blunts Wood & Paiges Meadow Nature Reserve. It is also ideal for commuters as there are various alleyways and shortcuts on foot to the railway station which is within 0.8 miles/15 mins walk. There are also shortcuts to the town centre where there is an extensive range of shops, restaurants cafés and bars. Also within walking distance is the 6th form College, the leisure centre, Sainsbury's and Waitrose.

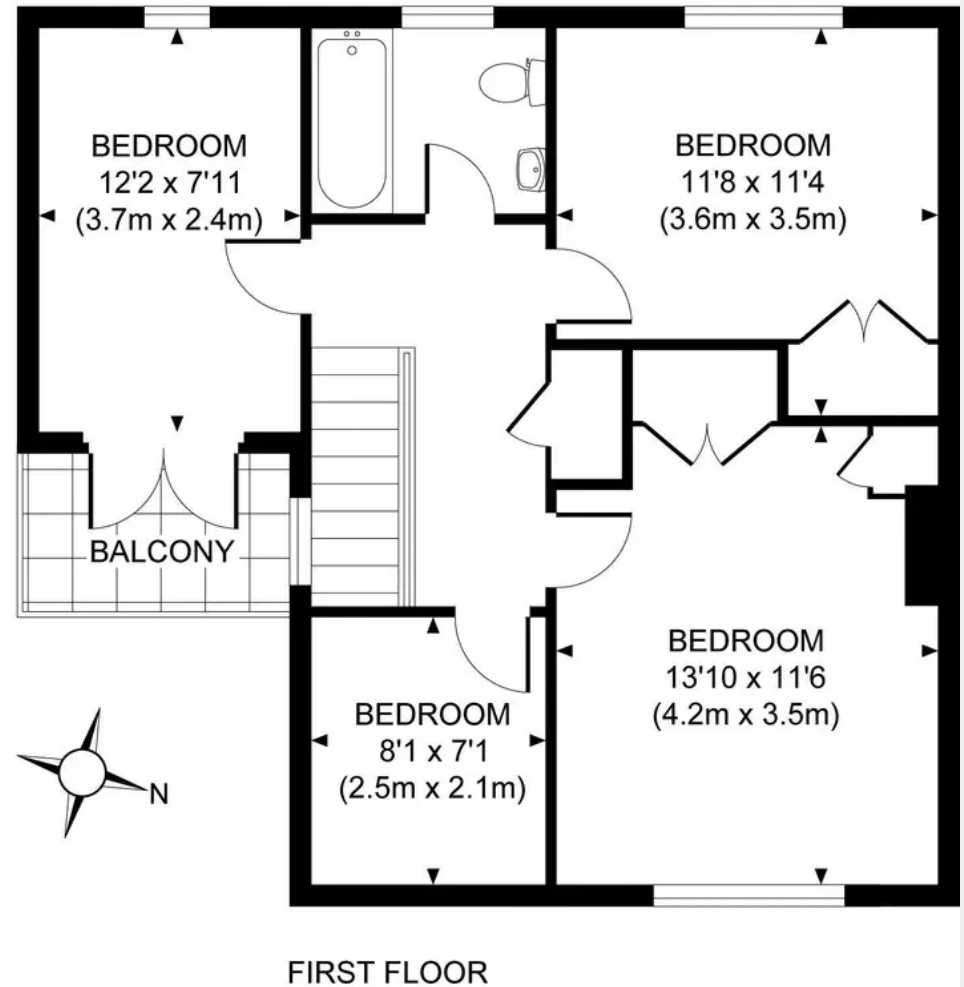
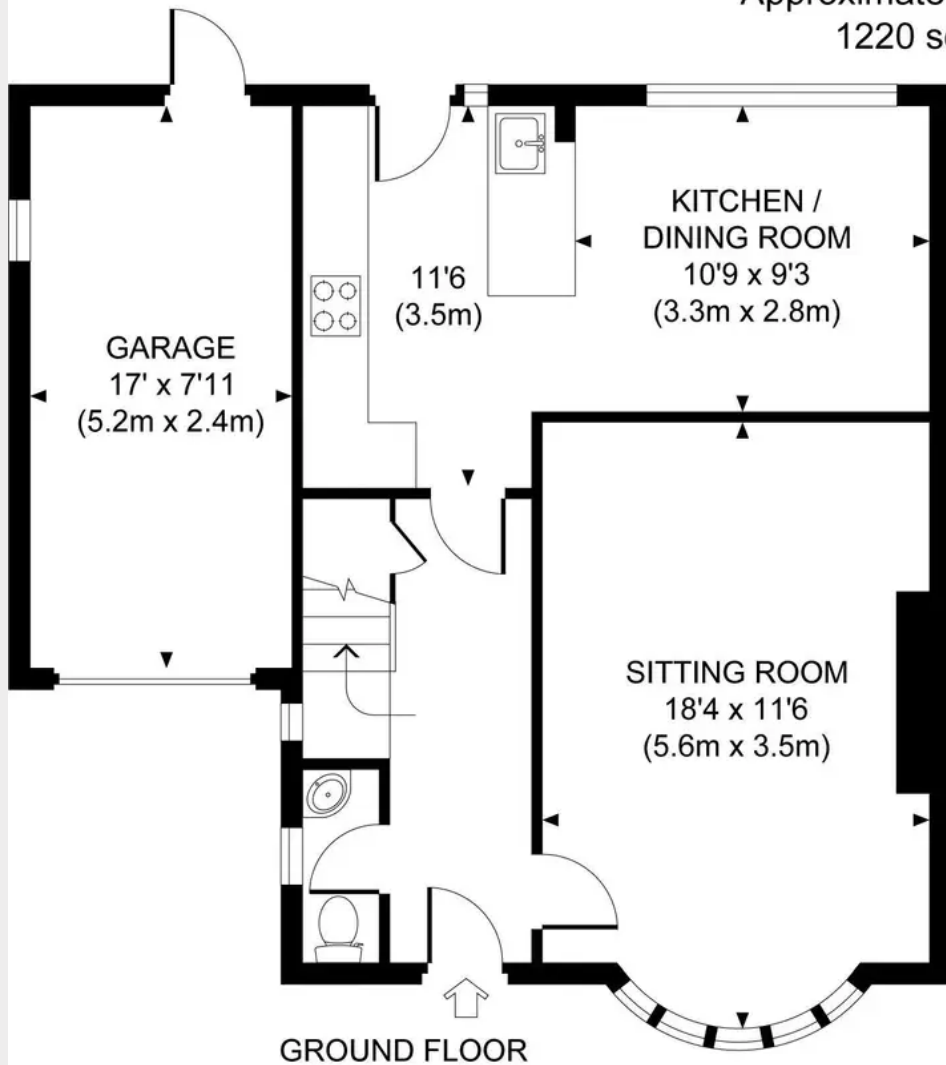
By road, access to the major surrounding areas can be swiftly gained via the Balcombe Road, A272 and A/M23, the latter lying about 5 miles to the west at Bolney or Warninglid or 8 miles to the north at Maidenbower/J10A.

Distances: (approx miles on foot, car, train)

Haywards Heath Railway station: 0.8 providing fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins and Brighton (20 mins), Harlands Primary School: 0.7, Warden Park Secondary Academy: 0.8



Approximate Gross Internal Area
1220 sq ft / 113 sq m



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