



**7 Hoadley Avenue, Burgess Hill, West Sussex RH15 0RG**

**£485,000 Freehold**

## 7 Hoadley Avenue



An attractive double fronted 3 bedroom **ATTACHED** house situated in a corner position just off the prestigious Folders Lane on the popular Folders Grove development. The property was built in 2021 by Jones Homes and occupies a lovely corner position overlooking an area of green lined by trees. This well presented 3 double bedroom house has the remainder of the 10 year NHBC warranty.

Situated on the favoured eastern side of town within a moments walk of bridleways and countryside, including 188 acres of Ditchling Common Nature Reserve and directly connected to a footpath leading into the Ridgeview Wine Estate. The town centre and mainline station are 1.3 miles away. Birchwood Grove Primary School and Burgess Hill Girls school are both within walking distance or a moments drive away.



- Entrance Hall & Cloakroom
- Living Room
- Kitchen/Dining Room
- Master Bedroom & Ensuite Shower Room
- 2 Further Double Bedrooms
- Family Bathroom
- Rear Garden
- Double Length Carport
- Remainder of 10 Year NHBC Warranty
- Council Tax Band E
- EPC Rating B

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The accommodation includes an entrance hall with built in storage cupboard, cloakroom and stairs to first floor. The kitchen/dining room is double aspect and comprehensively fitted with grey units and integrated appliances, double casement doors lead to the garden. There is a bright and spacious double aspect living room.

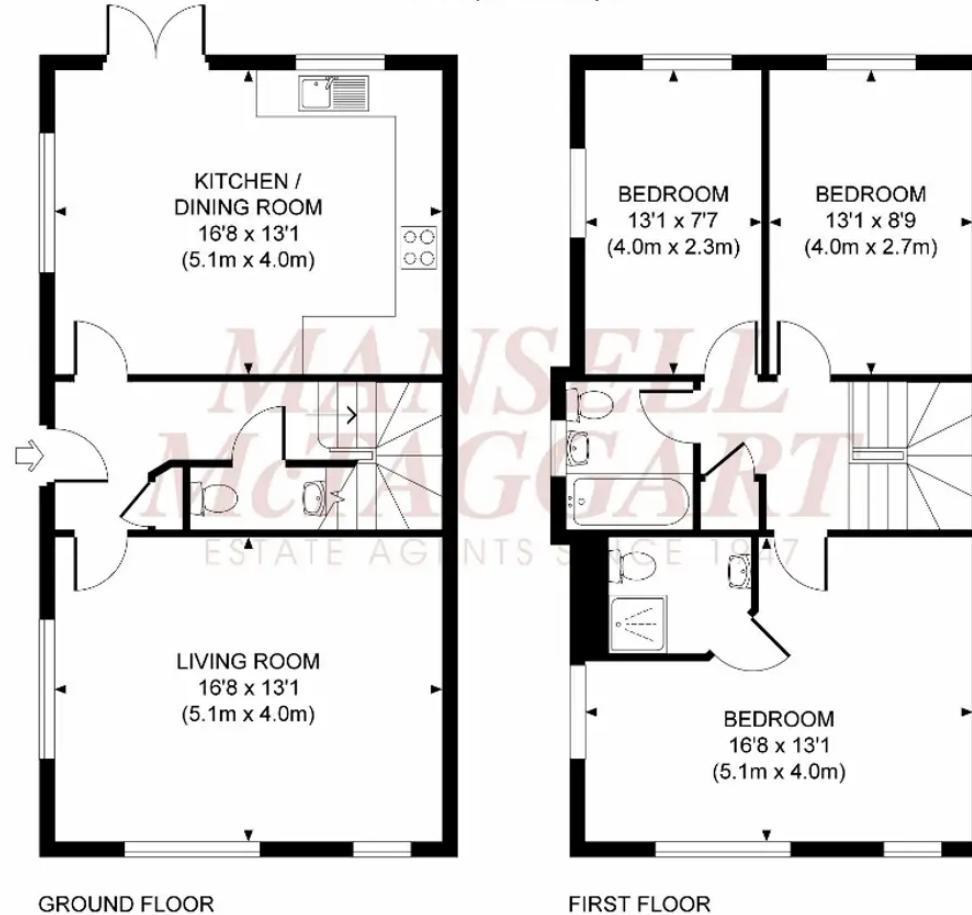
On the first floor there is a landing with shelved cupboard, double aspect master bedroom overlooking an area of green having fitted wardrobe cupboards and an ensuite shower room. There are 2 further double bedrooms and a family bathroom with separate shower over the bath.

Outside; there is a wide frontage which is laid to lawn with attractive flower borders, overlooking an area of green. A gate leads to the north east facing rear garden 27' x 20' rear garden which is laid to lawn with raised sleeper flower beds to the rear, outside tap. Double length carport providing parking for 2 cars.

Benefits include gas central heating (boiler is located in the kitchen) and uPVC framed double glazed windows.



Approximate Gross Internal Area  
1111 sq ft / 103.2 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## Mansell McTaggart Burgess Hill

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