



27 Edward Road, Haywards Heath, West Sussex RH16 4QJ

Guide Price £500,000

FREEHOLD



**MANSSELL
McTAGGART**
Trusted since 1947



A versatile 3/4 bedroom semi-detached house with a wonderful garden in this popular cul-de-sac on the southern side of town within walking distance of the shops, hospitals, schools and just 1.2 miles of the station.

- Character and versatile home with up to 4 bedrooms
- Extended ground floor accommodation
- 42' x 32' fully enclosed garden
- Driveway parking and separate vehicular access to rear garden
- Open plan lounge/dining room
- Extended kitchen and enormous conservatory
- Ground floor bedroom 4/study with en-suite shower room
- 3 first floor bedroom and refitted bathroom
- Double glazed windows - Plantation shutters
- Great potential for extension/loft conversion STPP
- Warden Park Secondary Academy School catchment area
- 5 mins walk to Sainsbury's Local on Wivelsfield Road
- 1.2 miles on foot to railway station
- EPC rating: D - Council Tax Band: D



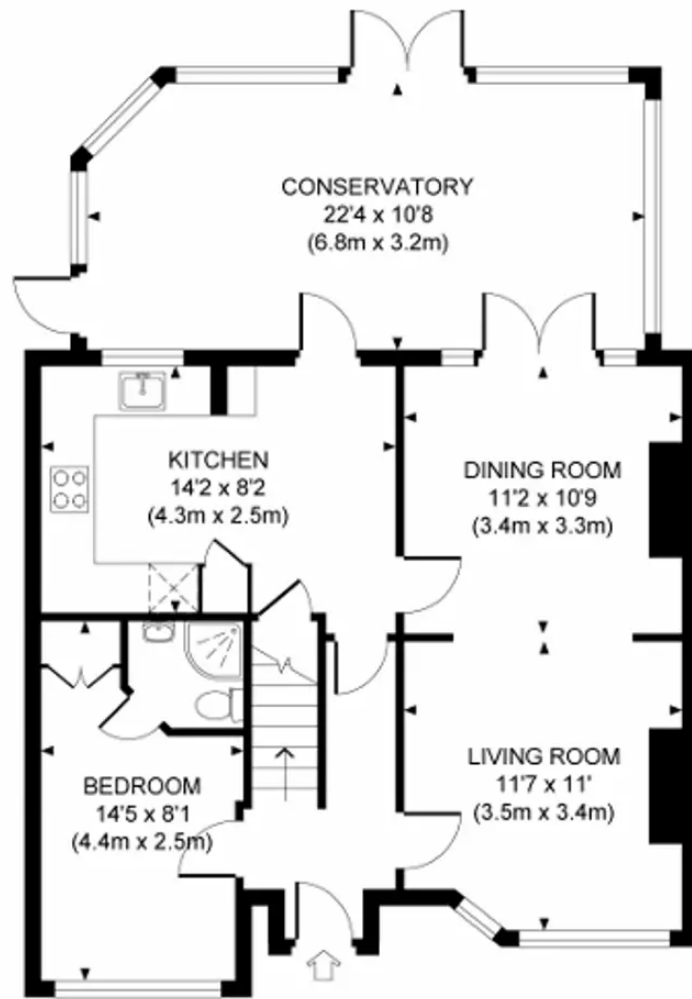
Edward Road is an established residential cul-de-sac made up of properties of similar style and age located on the southern side of town. There is a Sainsbury's Local store within a short walk in Wivelsfield Road (an alleyway close by provides a shortcut) and other nearby facilities include the Princess Royal Hospital and open countryside. The town centre is 0.75 miles distant and provides an extensive range of shops, stores, restaurants, cafes and bars. The town also has a leisure centre and 6th form college. By road, access to the major surrounding areas can be gained via the B2112, the A272 and the A/M23, the latter lying approximately 6 miles to the west at Bolney or Warninglid and residents from side of town enjoy the use of the new Haywards Heath/A272 relief road.

Distances in approximate miles by car/train/foot

Schools: St Wilfrid's Primary (0.8), St Joseph's Primary (0.8), Warden Park Primary Academy (0.9) Northlands Wood (1.3), Warden Park Secondary Academy in Cuckfield (2.5), Oathall Community College (1.6)

Station: Haywards Heath mainline railway station (1.2 miles) offering fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).

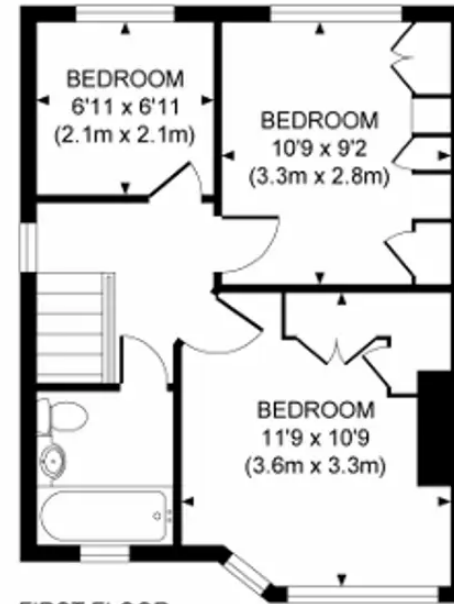




GROUND FLOOR



Approximate Gross Internal Area
1184 sq ft / 110.0 sq m



FIRST FLOOR

Mansell McTaggart Haywards Heath

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