



52 Marlow Drive, Haywards Heath, West Sussex RH16 3SH      Guide Price    £700,000 – £725,000

FREEHOLD





An extended detached family home occupying one of the largest plots in the area situated at the very end of this popular cul-de-sac on the Haywards Heath/Lindfield borders near the highly regarded Northlands Wood Primary School, local shops, countryside and the Snowdrop Inn.

- Spacious home at end of popular cul-de-sac
- Front, side & south/west facing rear gardens
- Driveway parking and attached double garage
- Potential for extending/2nd double garage
- Lounge, dining room, study, conservatory
- Family sized kitchen/breakfast room & utility
- Master bedroom with en-suite bathroom
- 3 further bedrooms and family bathroom
- Air-conditioning units in 3 of the bedrooms
- Level 0.9 mile walk to hospital via Lewes Road
- Easy walk to Oathall Community College and Lindfield village
- Owned by the same family for 20 years
- Various improvements
- Some minor updating required
- EPC rating: C - Council Tax Band: F

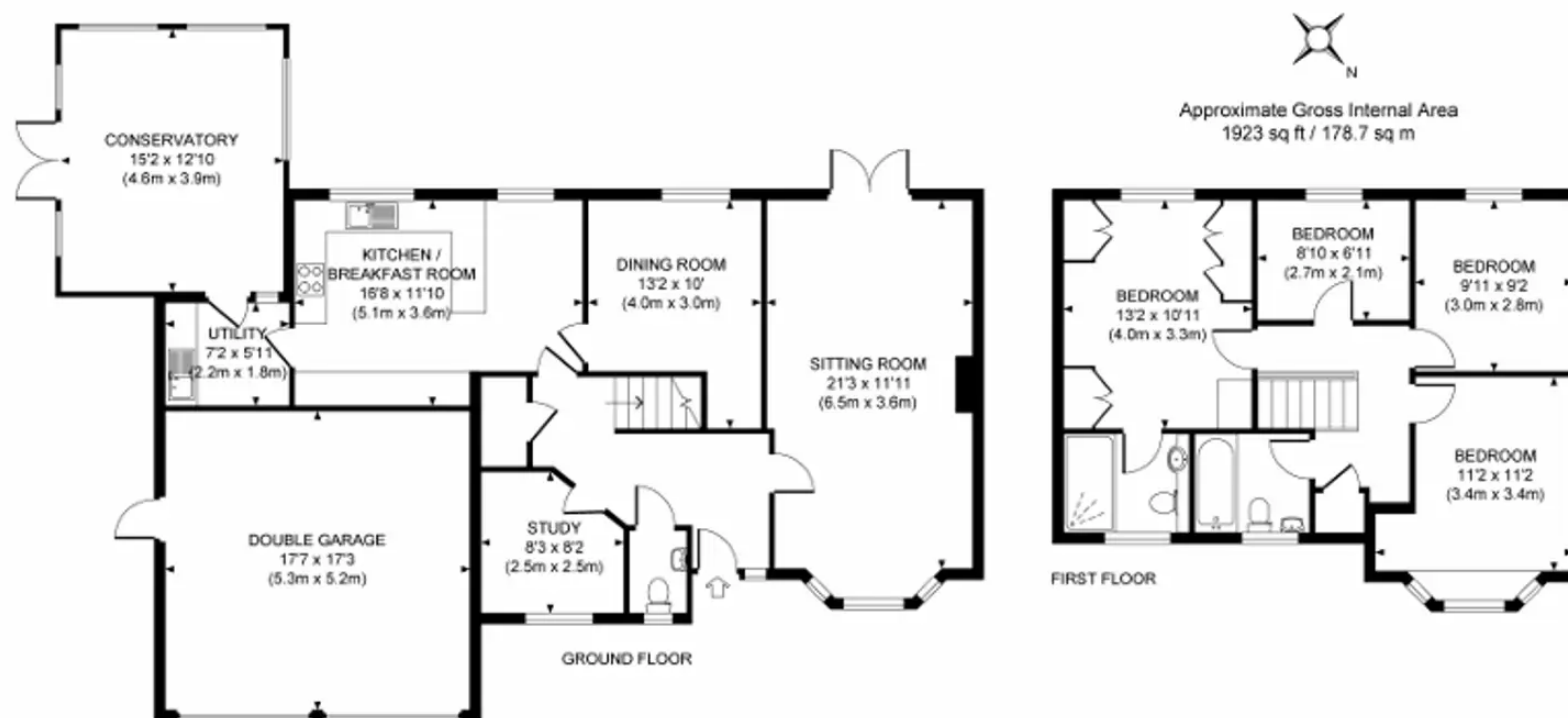


Marlow Drive is located off Beech Hill within the popular Northlands Wood area on the town's south/eastern outskirts. This area is particularly popular with families as there is a very good primary school close by and those working at the Princess Royal Hospital, which is within a 20 minute walk. There is also a medical centre, pharmacy and Tesco Express store within a 10 minute walk and an alleyway from the cul-de-sac leads through to Snowdrop Lane where there is a popular pub/restaurant and open countryside. The picturesque village of Lindfield is close by where there is a picturesque High Street with a traditional range of shops, boutiques, good pubs, duckpond and large common which hosts several events throughout the year. A regular bus service runs close by linking with the town centre, hospital and railway station. The town has an extensive range of shops, leisure centre and 6th form college. Children from this side of town generally fall into the catchment area for Oathall Community College in Lindfield with its farm.

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

Northlands Wood Primary School 0.4, Princess Royal Hospital 0.9, Railway Station 1.8 (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20mins), Oathall Community College 1.3, A23 at Bolney 7, Gatwick Airport 17, Brighton seafront 17





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 Haywards Heath

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