



16 Holly Road, Haywards Heath, West Sussex RH16 3NF

GUIDE PRICE .. £575,000 .. FREEHOLD



**MANSELL
McTAGGART**
Trusted since 1947



An extended 4 bedroom semi-detached 1930s character home in a cul-de-sac with a 70' x 37' south/east facing rear garden backing onto ancient woodland on the town's southern side within a short walk of the hospital, St Wilfrid's Primary School, the town centre and a 1.3 mile walk to the railway station.

- Family sized character home in quiet cul-de-sac
- Sunny 70' rear garden adjoining ancient woodland
- Driveway for 3 cars and integral garage
- Great potential for an extension and loft conversion STPP
- Immaculate a neutral order throughout
- Owned by the same family for 20 years
- Extended living room with open fireplace
- Separate study//playroom and dining rooms
- Refitted kitchen and utility room
- 4 generous bedrooms and refitted bathroom
- Close to hospital and good primary school
- Close to local shops in town centre
- Internal viewing highly recommended
- EPC rating: C - Council Tax Band: D



Holly Road is a short cul-de-sac just south/east of the main town centre of just a few properties located off Oakdale Road which, in turn, is located off Dellney Avenue and is a popular residential area between the town centre and hospital and close to St Wilfrid's Primary School. The town centre is within a 10 minute walk where there is an extensive range of shops and stores whilst the fashionable Broadway is a little further where there are numerous restaurants, cafes and bars. There is a service station with late night Co op store much closer for basic needs. St Wilfrid's Primary School is within 300 yards and other nearby schools include Warden Park Primary Academy and St Joseph's RC Primary School. Children from this side of town generally fall into the catchment area for Oathall Community college with its farm in neighbouring Lindfield although some go onto Warden Park Secondary Academy in neighbouring Cuckfield. The town has numerous large parks and open spaces and is surrounded on several sides by glorious countryside. By road, access to the major surrounding areas can be gained via the A272 and A/M23 which lies about 6 miles to the west at Bolney.

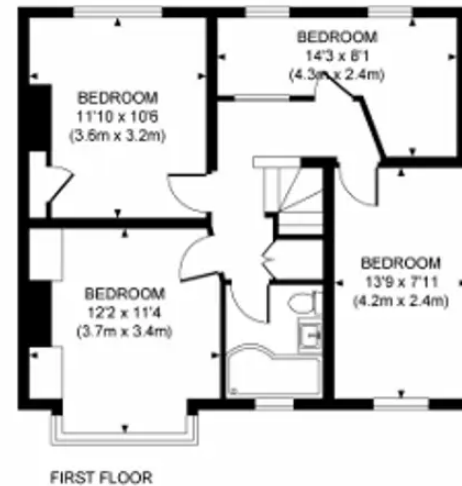
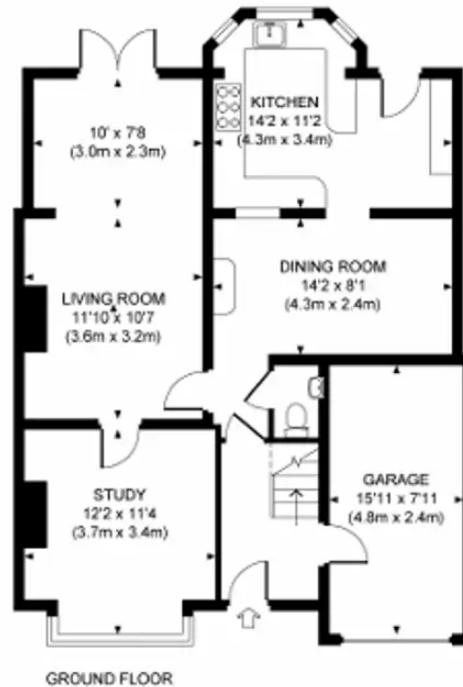
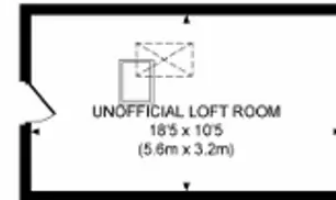
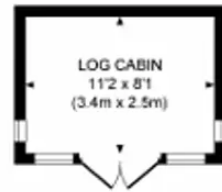
Distances. (on foot/by car in miles)

St Wilfrid's Primary School 0.15, Oathall Community College 0.8, Princess Royal Hospital 0.3, Railway station 1.3, A23 Bolney 6, Gatwick Airport 14, Brighton seafront 14





Approximate Gross Internal Area
1623 sq ft / 150.8 sq m
Approximate Gross Internal Area Outbuildings
90 sq ft / 8.4 sq m
Total Gross Internal Area 1713 sq ft / 159.2 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 Haywards Heath

7 Muster Green, Haywards Heath, West Sussex RH16 4AP

01444 456431

hh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/haywardsheath

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.