



3 The Grove, Haywards Heath, West Sussex RH16 3SJ

GUIDE PRICE .. £750,000 .. FREEHOLD



**MANSELL
McTAGGART**
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A substantial 5/6 bedroom, 3 reception room detached family home which extends to 1,812 sq ft with a 60' x 48' rear garden situated in a desirable cul-de-sac within Northlands Wood on the town's south/eastern side close to an excellent primary school, local shops and the Princess Royal Hospital.

- Spacious 5/6 bedroom family home in popular cul-de-sac
- 5 mins walk of Northlands Wood Primary Academy School
- 10 mins walk to Princess Royal Hospital
- 60' x 48' facing rear garden
- Summer house/office added (2018)
- Decking area (2019) & rear patio (2020)
- Driveway parking with detached double garage
- Extended porch (2017)
- 26'4 x 12'10 sitting room with recently added open fireplace (2017)
- Sun room
- Refitted kitchen & utility in 2021
- Master bedroom with door into newly extended bath/shower room
- 4 further double bedrooms
- Study/nursery/bedroom 6
- Family bathroom
- EPC rating: C - Council Tax Band: F



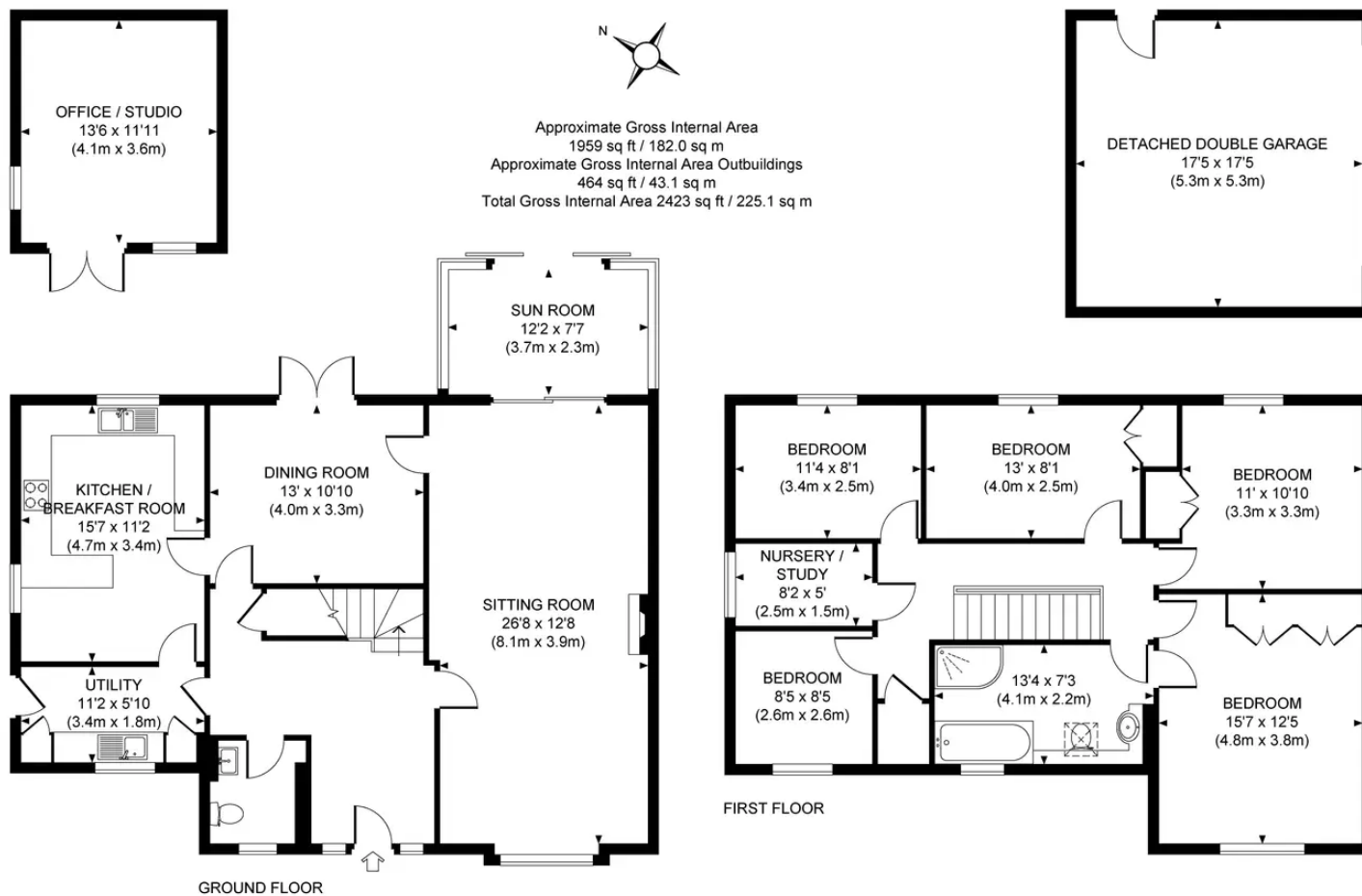
The Grove is a select cul-de-sac made up of detached executive-style properties located off Beech Hill in the popular Northlands Wood area of Haywards Heath on the town's south eastern outskirts. The property is ideally placed within a short walk of Northlands Wood Primary Academy School, the Princess Royal Hospital, Northlands Wood Medical Practice, pharmacy and Tesco Express store. It is also within a short stroll of open countryside which is interspersed with footpaths and bridleways linking with the neighbouring districts, villages and the Snowdrop Inn/restaurant. Children from this side of town fall into the catchment area for Oathall Community College in nearby Lindfield and some go onto the Warden Park Secondary Academy in Cuckfield. The county is well served by some excellent independent schools all of which have a school bus service with pick up points close by. A regular bus service runs close by linking with the town centre with its extensive range of shops, leisure centre, 6th form college and Haywards Heath railway station which provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins). By road, access to the major surrounding areas can be gained via the B2112, A272 and the A/M23, the latter lying approximately 7 miles to the west at Bolney or Warringlid or 9 miles to the north at Maidenbower (Junction 10a). The A272/relief road is immediately close by and gives far swifter access out to the west.

Distances (miles) by road/rail/foot

Schools: Northlands Wood Primary (0.2), St Wilfrid's Primary (0.9), St Joseph's RC Primary (1.2), Oathall Community College (1.6 miles), Warden Park Secondary Academy (3.0)

Station: Haywards Heath mainline railway station (1.9 miles)





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.

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