



'Blue Cedar' Fairfield Close, Ardingly, RH17 6UH

Mansell McTaggart Lindfield

Guide Price **£575,000** Freehold



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EPC Rating: E and Council Tax Band: E

A charming and tucked away 3 bedroom detached bungalow walking distance of village facilities. The property is well presented and offers excellent scope for alteration and/or enlargement, if required (STPP). The accommodation comprises:

- **Entrance Porch** with inner door into the **Reception Hall** with hatch to loft space
- **3 Bedrooms** along the right hand side, all with built-in storage
- Spacious **Sitting Room** with fireplace overlooking the front gardens
- Re-fitted white **Bathroom** shaped assistance bath with Aqualisa shower unit, screen, low level WC, wash basin + cupboards / drawers
- Open plan **Kitchen / Breakfast Room** with re-fitted units at eye and base level, storage / airing cupboards, side door plus rear bi-folding doors
- **Conservatory**, windows on 3 sides + double doors to the rear garden
- Side entrance into **Utility Room** space for washing machine and integral fridge / freezer
- Separate **Cloakroom/WC** fitted with a white suite
- Oil fired central heating to radiators + double glazed windows
- 72' x 47' Frontage - spacious **Private Driveway** + shaped lawns
- 38' deep x 52' wide private **Rear Garden** and spacious **Garage** at the lower level



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PLEASE WATCH VIEWING VIDEO

LOCATION

'Blue Cedar' enjoys a pleasant tucked away position off Street Lane, being within a short walk of the village High Street with shops, post office, public houses and Fellows bakery. There are many clubs and societies for all ages to join, tennis courts, recreation grounds and beautiful cricket pitch. The renowned and picturesque Ardingly Reservoir which offers water sports activities is within walking distance as are the South of England Showground and Wakehurst Place with beautiful 500 acre garden. Ardingly is in the area of Outstanding Natural Beauty with an abundance of stunning countryside walks.

SCHOOLS

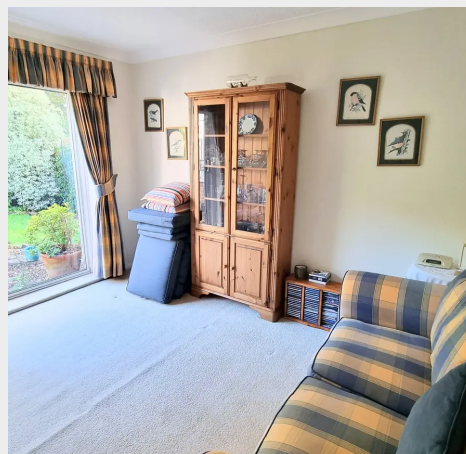
Children from the village fall into the catchment area of Oathall Community College (secondary school) for which there is a bus service. Haywards Heath town centre is 4 miles distant and offers a comprehensive range of local shopping facilities.

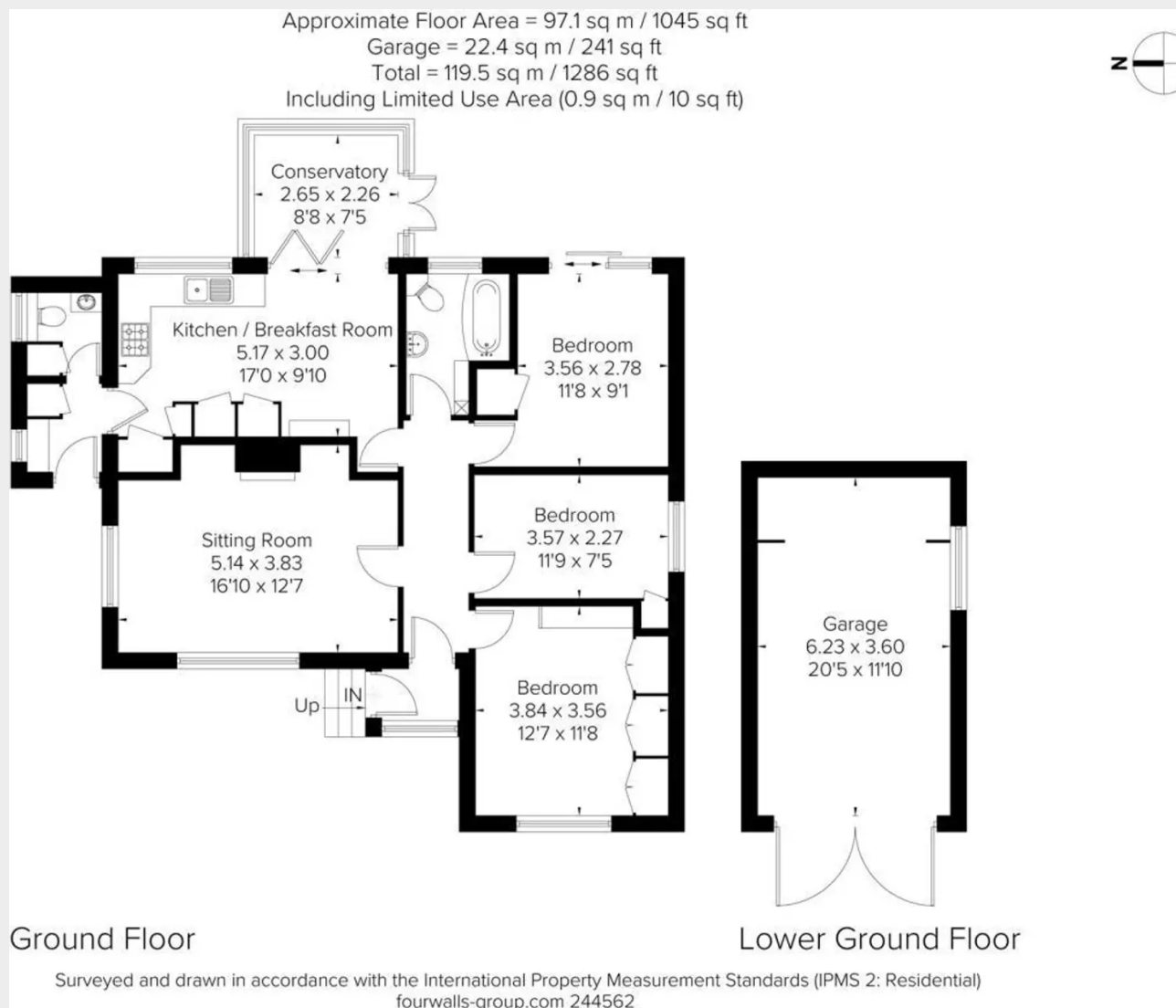
STATION

Haywards Heath mainline railway station provides fast and regular services to London (Victoria/London Bridge 47 mins), Gatwick Airport and the South coast (Brighton 20 mins).

BY ROAD

Easy access can be gained to the nearby towns of East Grinstead and Crawley via the B2028 or Junction 10a onto the A/M23.





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