



Oakdale Road, Haywards Heath, West Sussex

Spacious 1930's double fronted house, with mature south facing garden, parking and garage, within walking distance of town centre



- ▶ **Three/Four Bedrooms**
- ▶ **Open Plan Kitchen/Dining Room**
- ▶ **Mature South Facing Garden**
- ▶ **Parking**
- ▶ **Walking Distance of Town Centre**
- ▶ **Two Bathrooms**
- ▶ **Utility Room**
- ▶ **Garage**
- ▶ **Cul-de-Sac Location**
- ▶ **No Onward Chain**

Originally built in the 1930's the property has been extended and the loft converted to provide internal square footage of approximately 1621, with flexible accommodation throughout, whilst maintaining character features including high ceilings and picture rails throughout. Access via porch the accommodation comprises; entrance hall with doors opening to two rooms to the front of the property including a charming sitting room with bay window, fireplace and double doors opening to a further reception room currently used as a music room and bedroom four/study with bay window and storage cupboard. Back from the entrance hall doors lead to downstairs bathroom and a triple aspect open plan kitchen/dining room measuring approximately 28'9" x 10'11" to the rear. The spacious kitchen/dining room provides breakfast bar and bi-folding doors opening to the rear garden, as well as number of windows to enjoy views of the mature garden. From the kitchen doors lead to a utility room with wash basin and plumbing for washing machine.

Access via staircase the first floor comprises landing with doors leading to a dual aspect main bedroom measuring approximately 18'3" x 10'9", two further double bedrooms and large family bathroom with bath, wc, wash basin and separate shower unit.

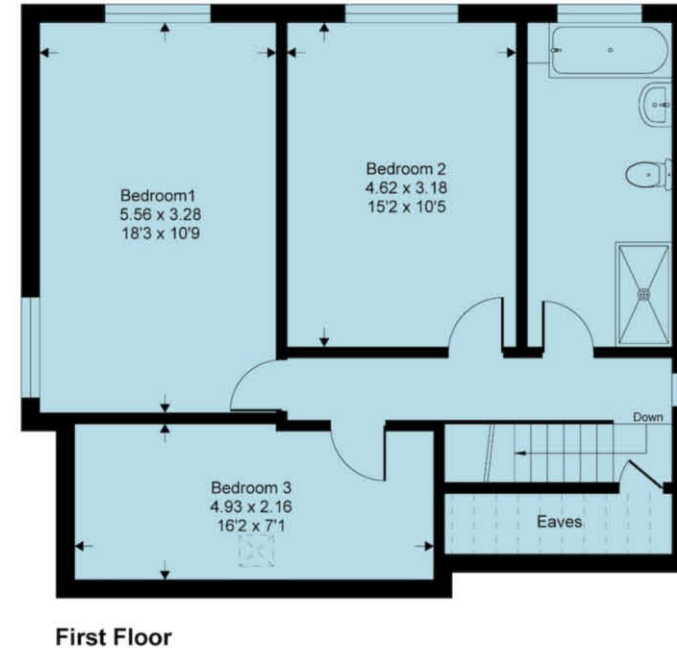
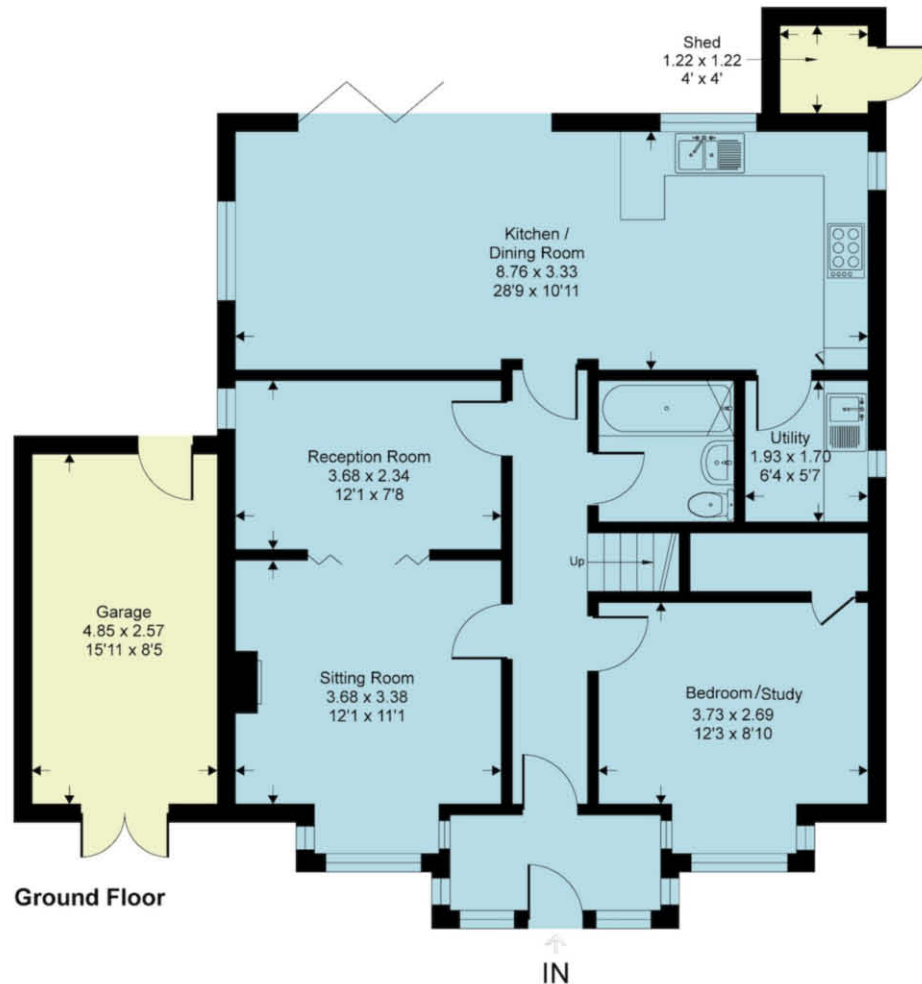
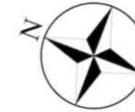
The property is presented to a clean neutral colour scheme throughout and further attributes include gas central heating and double glazing throughout. Being sold with no onward chain.





Oakdale Road, RH16

Approximate Gross Internal Area = 151 sq m / 1621 sq ft
Approximate Garage Internal Area = 12 sq m / 134 sq ft
Approximate Outbuilding Internal Area = 1 sq m / 16 sq ft
Approximate Total Internal Area = 164 sq m / 1771 sq ft
(excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Outside

To the front is off road parking with access to garage to the side of the house, with mature well stocked flower borders, palm tree, natural stone retaining walls and pathway on either side of entrance porch. To the rear is a mature landscaped south facing garden, mainly as lawn with natural stone paved terrace, central steps, deep herbaceous beds and borders planted with an abundance of flowers, plants, shrubs and specimen trees including camellias, hydrangeas, pear and apple trees. To garden also provides a shed to the rear and a useful brick garden store. The garden is fully enclosed by mature hedges offering shelter and seclusion.

Location

Located in a quiet cul-de-sac, Oakdale Road is situation within a short walk of Princess Royal Hospital and Haywards Heath town centre, which provides extensive shopping facilities including Orchards Shopping Centre and cafes, as well as a variety of bars & restaurants situated on The Broadway. Wider shopping facilities are also nearby with Waitrose and Sainsburys Superstore's. Haywards Heath mainline station is located approximately 1.3 miles from the property and provides regular services to London (approximately 47minutes to London Bridge/Victoria), Brighton (20 minutes) and Gatwick Airport (20 minutes). By car, surrounding areas can be accessed via the A272 and A23/M23 with links to Brighton, Gatwick Airport and London. Schools are well represented with St Wilfrid`s primary school located within a short walk as well Oathall Secondary School. The surrounding area is also the home of several excellent independent schools including Hurstpierpoint College, Ardingly College, Worth Abbey, Great Walstead, Cumnor House and Burgess Hill Girls.

