

# 'Crawfords' Church Road, Scaynes Hill, RH17 7NY

Mansell McTaggart Lindfield



### Guide Price £650,000 Freehold

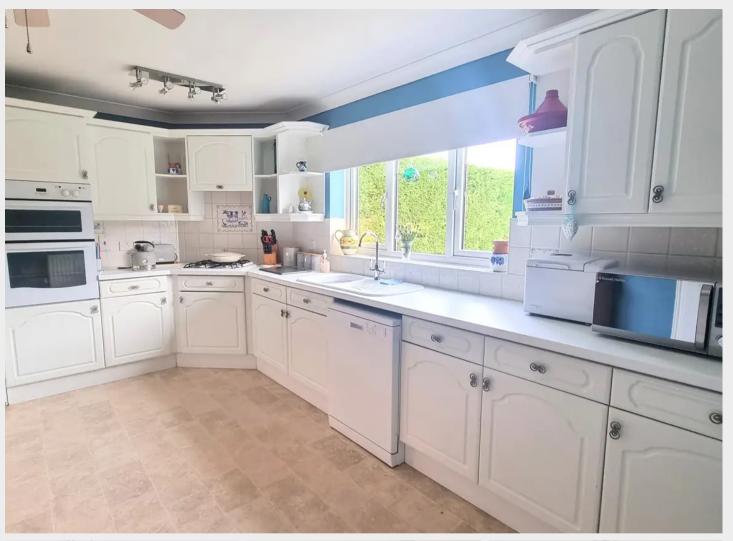


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#### **\*PLEASE WATCH VIEWING VIDEO\***

A well presented 4 Bedroom, 2 Bath/Shower Room detached family home built in 2000 situated in the heart of Scaynes Hill within easy reach of the local primary school, petrol station, village pub and countryside walks.

- Entrance Hall stairs and storage cupboard
- <u>Cloakroom/WC</u> fitted white suite, low level WC and wash basin
- Double aspect bay fronted Sitting Room feature fire
- Separate <u>Dining Room</u> with front windows and also provides space for a Home Office
- <u>Kitchen / Breakfast Room</u> fitted with an extensive range of white units at eye and base level, space for dishwasher, fitted oven/grill, 4-ring gas hob and space for table & chairs
- Separate <u>Utility Room</u> with space and plumbing for domestic appliances + wall mounted gas fired 'Worcester' boiler and side door
- First Floor landing, cupboard and loft hatch
- <u>Bedroom 1</u> double aspect with built-in double wardrobe + <u>En-Suite Shower Room</u> fitted with a white suite, tiled cubicle, low level WC and wash basin
- Bedroom 2 built-in double wardrobe and rear views
- <u>Bedroom 3</u> rear window and radiator
- <u>Bedroom</u> 4 front window and radiator
- <u>Family Bathroom</u> white suite, bath, shower unit, low level WC, wash basin and opaque rear window
- **Benefits** include replacement uPVC double glazed windows and doors (Dec '20)









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#### EPC Rating: D and Council Tax Band: E

- <u>Driveway Parking</u> for several vehicles (potential to build a garage, STPP)
- Enclosed 55' wide x 35' deep <u>East Facing Rear Garden</u> laid to paved patio areas, shaped lawns, mature hedging and gated access

LOCATION - The property is situated in the popular village of Scaynes Hill which is only 3 miles to the East of Haywards Heath, which offers an extensive town centre providing shopping and leisure facilities. Scaynes HIII offers a pub/restaurant, Church, village hall and service station/convenience store. Newick is 3.5 miles to the east with a village green, shops and several pubs / restaurants. The nearby countryside is interspersed with footpaths and bridleways linking with Chailey Common Nature Reserve and other nearby beauty spots include the Ashdown Forest and Ditchling Common.

<u>SCHOOLS</u> - St Augustine's Primary School in Vicarage Lane (0.2miles), Chailey Secondary School, South Chailey (5.2miles) Oathall Community College, Lindfield (2.7miles). The local area is well served by several independent schools including; Great Walstead (1.6miles) and Ardingly College (4.6 miles).

<u>STATION</u> - Haywards Heath mainline railway station (3.2 miles) Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).











## Mansell McTaggart Estate Agents

53A High Street, Lindfield, West Sussex, RH16 2HN

Tel: 01444 484084

Email: <u>lind@mansellmctaggart.co.uk</u>

www.mansellmctaggart.co.uk/branch/lindfield

