



## 24 Wood Ride, Haywards Heath, West Sussex RH16 4NJ

GUIDE PRICE ... £500,000-£525,000 ... FREEHOLD



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A 3 double bedroom, 3 storey 1930s semi detached house with a sunny 50' x 30' west facing rear garden situated in this desirable road just to the south of Victoria Park close to the town centre within walking distance of several schools and just 0.8 miles to the railway station.

- Character family home within 0.8 miles of the railway station
- Great potential for extending STPP
- Living room with wood burner - separate dining room with open fire
- Top floor master bedroom with en-suite shower room
- Outside utility and under house cellar area (recently insulated)
- Sunny 50' x 30' west facing rear garden
- Private driveway parking (additional space beyond fence)
- 5 mins walk into town centre - Easy walk to several primary schools
- Warden Park Secondary Academy School catchment
- EPC rating: D - Council Tax Band: D



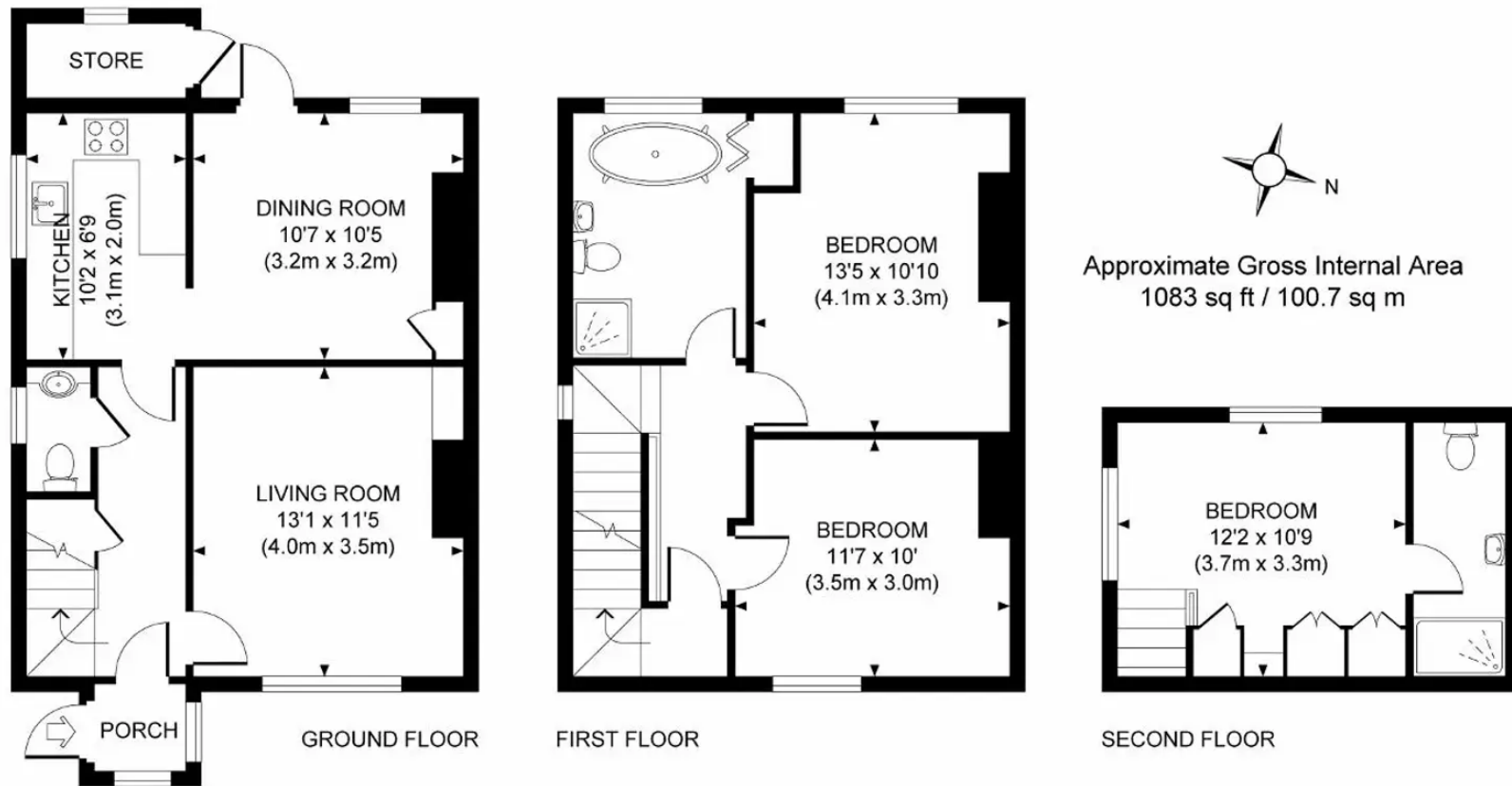


The property is situated in Wood Ride to the south of Victoria Park close to the town centre and surrounded by similar-sized homes. This established residential area is particularly popular with families and commuters as it is ideally placed within a very short walk of the town centre, Victoria Park and the glorious Ashenground Woods. Haywards Heath mainline railway station (approx 0.8 miles away via Victoria Park) provides fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the South Coast (Brighton 20 mins). The town has an extensive range of shops, stores, restaurants, cafes and bars, a 6th form college, leisure centre and numerous sports clubs and leisure groups. Ashenground and Bolnore Woods provide some wonderful walks and the local area has numerous beauty spots including both Ditchling and Chailey Common nature reserves, the Ashdown Forest and the South Downs National Park. Schools are well represented and the property is within walking distance of several primary schools including St Wilfrid's, St Joseph's (RC), Warden Park Primary Academy and Bolnore Village Primary, which is within a very pleasant walk through the Woods. Children from this side of town go onto Warden Park Secondary Academy in neighbouring Cuckfield. By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying about 5.5 miles to the west at Bolney or Warninglid.

**Distances to schools in miles on foot (approximately)**

Bolnore Villlage Primary 0.8, St Wilfrid's C of E Primary 0.8, Warden Park Primary Academy 0.8, St Joseph's RC 0.7, Warden Park Secondary Academy 1.8, Oathall Community College 1.3, St Paul's Catholic College 4.5 (bus stop close by)





## Mansell McTaggart Haywards Heath

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