



37 Sheppeys, Haywards Heath, West Sussex RH16 4NP

GUIDE PRICE ... £425,000 ... FREEHOLD



**MANSELL
McTAGGART**
Trusted since 1947



A stunning, completely refurbished 3 bedroom semi-detached house with plenty of driveway parking, garage and a 43' x 21' rear garden in this popular residential area on the south side of town within walking distance of several schools, Ashenground Woods, the town centre and just 1.2 miles on foot to the railway station.

- Immaculate home in show house condition
- The subject of complete refurbishment
- New kitchen, shower room, windows, heating, electrics, decorations & floor coverings
- Kitchen/breakfast room with integrated appliances & bifold doors to garden
- Re-plastered ceilings – neutral decor
- Close to the ancient Ashenground Woods
- 1.2 mile walk to the railway station
- Plenty of driveway parking – front garden
- 43' x 21' rear garden - narrow side driveway with garage
- For sale with no onward chain
- Internal viewing highly recommended
- EPC rating: C - Council Tax Band: D

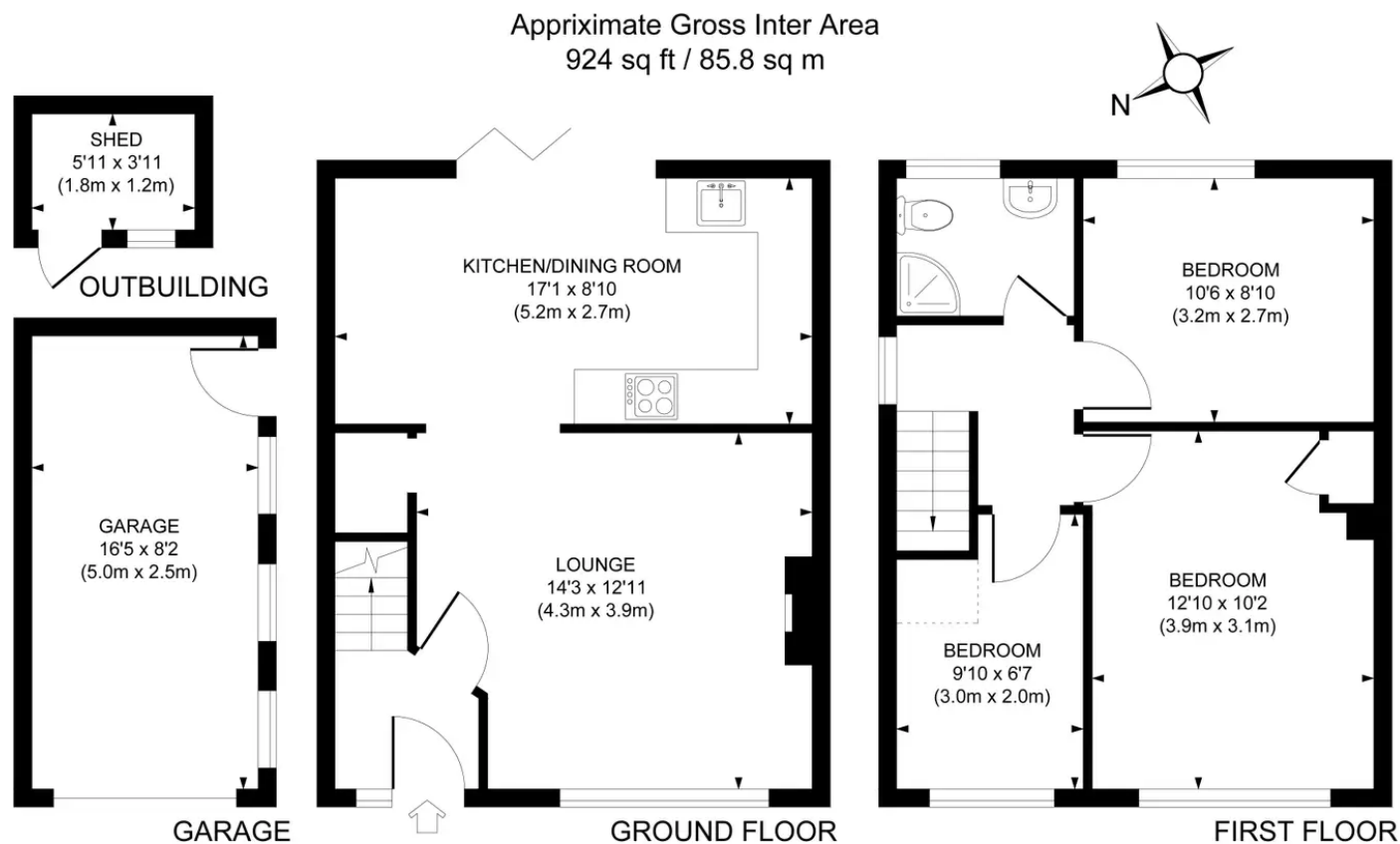


The property is located midway along the road close to Ashenground Road and near to the glorious woodland providing beautiful walking and a shortcut through to the Co-op store in Bolnore Village. A regular bus service runs along the road linking with the town centre, the hospital and the railway station which is only 1.1 miles on foot. There are several primary schools within walking distance including St Wilfrid's, St Joseph's (RC), the Warden Park Primary Academy & Bolnore Village. Children on this side of town fall into the catchment area for Warden Park secondary academy in neighbouring Cuckfield. The town has an extensive range of shops, restaurants, cafés and bars, numerous parks and a state-of-the-art leisure centre. The railway station provides a fast commuter service to London Bridge/Victoria in 45 mins, Gatwick Airport 15 mins and Brighton 20 mins. By road, access to the major surrounding areas can be swiftly gained via the A272 and A/M23 which lies about 5.5 miles to the west at Bolney or Warninglid

Distances - miles on foot/by car (approx.)

South Road shops 0.65 Railway Station 1.25 St Wilfrid's Primary School 0.75 St Joseph's RC Primary School 0.75 Bolnore Village Primary School 0.45 Oathall Community College 1.45 Warden Park Primary Academy 0.95 Warden Park Secondary Academy 2.3 A/M23 at Bolney 6 Brighton Seafront 14 Gatwick Airport 16





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 decisions reliant upon them.

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