



## 3 Silver Birches, Haywards Heath, West Sussex RH16 3PD

GUIDE PRICE ... £425,000-£450,000 ... FREEHOLD



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McTAGGART**  
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A 4 bedroom semi-detached house offering spacious accommodation of 1120 ft.<sup>2</sup>, enjoying a great position set back behind a green on the Haywards Heath/Lindfield borders within walking distance of several schools, the hospital and Lindfield's village High Street and common.

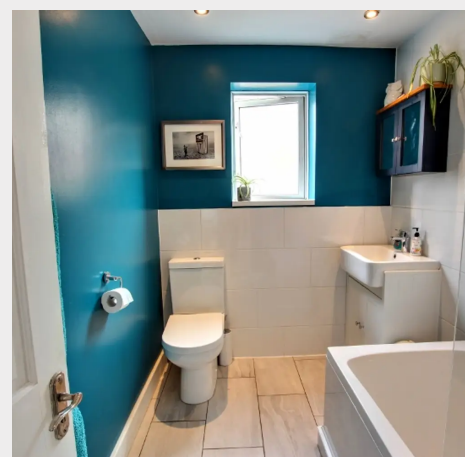
- Spacious 4 bedroom home in cul-de-sac
- Popular area on Haywards Heath/Lindfield borders
- Easy walk to hospital (0.7 miles) via Franklands village
- Walking distance of local shops, primary schools, Lindfield Village, and 1.3 miles to Station
- Family size kitchen/breakfast room & utility room
- Double aspect lounge/dining room with doors to garden
- 4 generous bedrooms and family bathroom
- Front, side and rear gardens with large shed
- Clean and neutral order throughout
- Viewing highly recommended
- EPC rating: C - Council Tax Band: D

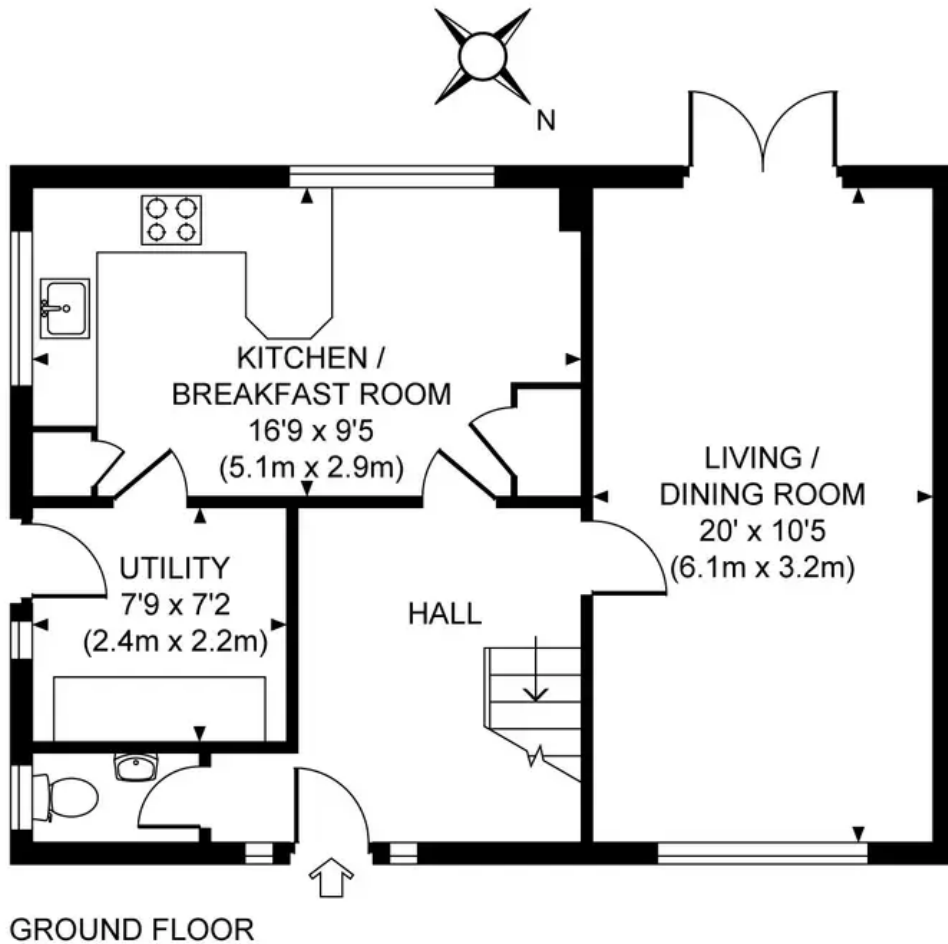




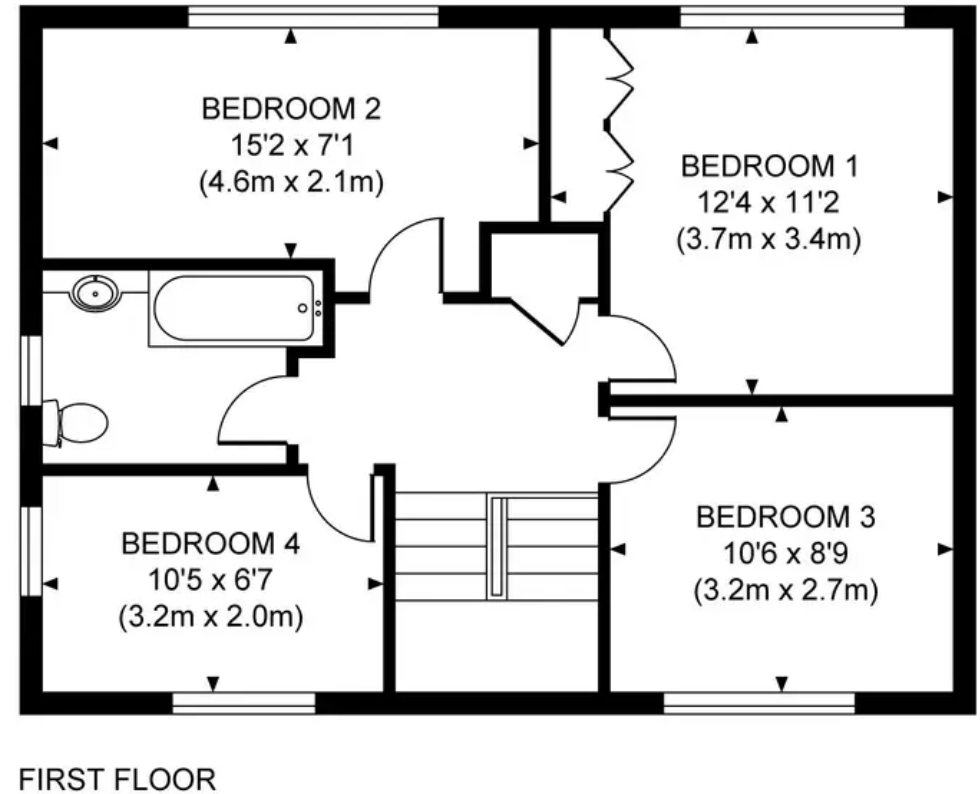
Silver Birches is a continuation of The Hollow on the south western edge of Lindfield and the extreme eastern edge of Haywards Heath. This residential area is particularly popular with families and for those needing to be able to walk to the picturesque High Street, schools, countryside and the hospital. The Hollow is located off Westlands Road where a bus service links with the village High Street, Haywards Heath town centre and the railway station. Close by facilities include a local convenience store, a new Tesco Express, pharmacy and medical centre in Northlands Avenue (there is an alleyway from Silver Birches onto Gravelye Lane via Franklands Village) and a Morrison's as well as a small parade of shops in America Lane. Lindfield's picturesque village High Street is within 1 mile walk and offers a traditional range of shops, boutiques and the landmark village pond. Haywards Heath town centre is approximately 1.25 miles distant where there is an extensive range of shops, stores, restaurants, cafes and bars. There are several primary schools within walking distance and children from this side of town generally fall into the catchment area for Oathall Community College with its own farm in Lindfield. By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying approximately 6 miles to the west at Bolney.

**Distances on foot in miles (approx.)** Schools: Lindfield (0.8), Northlands Wood (0.7), Warden Park Primary Academy (0.8), St Joseph's RC (1.0) Station: Haywards Heath (1.5) offers fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).





Approximate Gross Internal Area  
1119 sq ft / 103.9 sq m



## Mansell McTaggart Haywards Heath

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