



39 Wood Ride, Haywards Heath, West Sussex RH16 4NL

GUIDE PRICE ... £625,000-£650,000 ... FREEHOLD



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An extended and very well presented 4 bedroom 1930s semi-detached house with a 135' x 25' rear garden situated in this desirable residential road just to the south of the town centre within a short walk of the shopping centre, several schools, Victoria Park, Ashenground Woods and within a 0.9 mile walk to the railway station.

- Family home in prime location
- Great potential for loft conversion STPP
- 135' x 25' east facing rear garden - Private driveway parking
- Less than 1 mile walk to railway station - Close to Victoria Park & Ashenground Woods
- Walking distance of several primary schools - Warden Park Secondary Academy catchment area
- Lounge with open fireplace - separate dining room
- Family size kitchen/breakfast room
- 4 bedrooms and refitted family bathroom
- Internal viewing highly recommended
- EPC rating: D - Council Tax Band: D



The property is situated in Wood Ride on the town's southern side which runs between Park Road and Ashenground Road. 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, glorious woodland and just over a mile of the railway station on foot via Victoria Park. The town has an extensive range of shops, stores, restaurants, cafes and bars, a leisure centre, 6th form college, numerous sports clubs and leisure groups. Schools are well represented and the property is within walking distance of several primary schools including St Wilfrid's, Warden Park Primary Academy, St Joseph's RC 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. 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. 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.

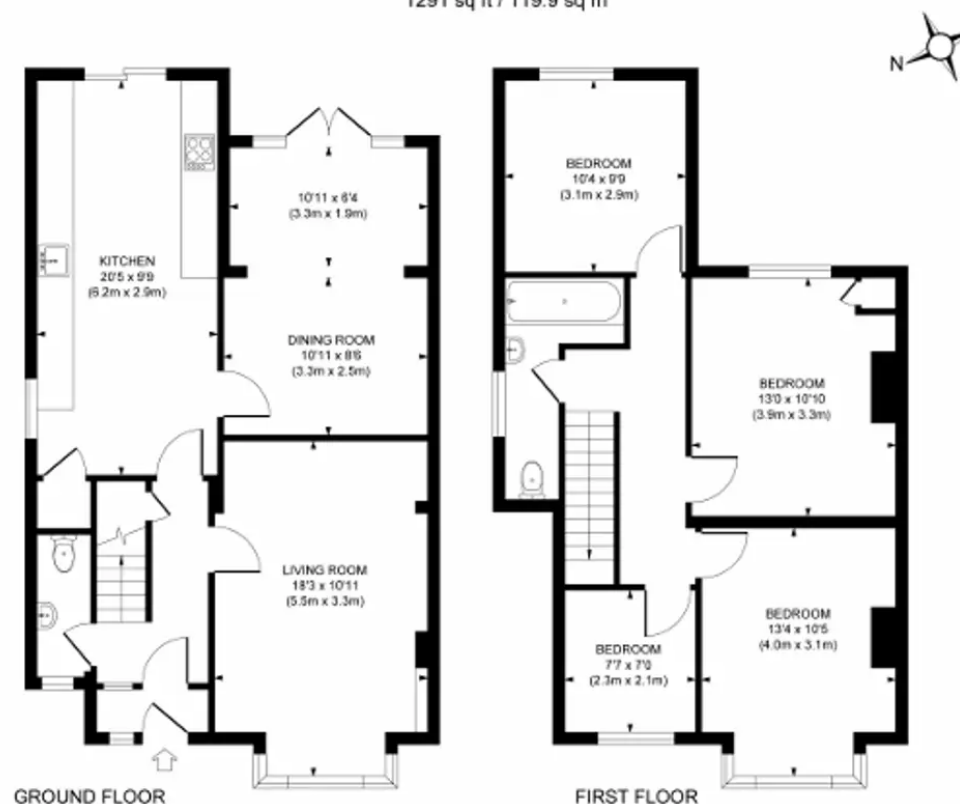


Distances in miles on foot (approximately) :

Bolnore Village Primary (0.7), St Wilfrid's C of E Primary (0.85), Warden Park Primary Academy (0.85), St Joseph's RC (0.75), Warden Park Secondary Academy (1.8), Oathall Community College (1.3), St Pauls R C Secondary College (3.5), Haywards Heath Mainline Railway Station (0.9) - fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).



Approximate Gross Inter Area
1291 sq ft / 119.9 sq m



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.

Mansell McTaggart Haywards Heath

7 Muster Green, Haywards Heath, West Sussex RH16 4AP

01444 456431

hh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/haywardsheath

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