



**MANSELL
McTAGGART**
Trusted since 1947



13 Woodcrest Road, Burgess Hill, West Sussex RH15 9JW

In Excess of £420,000 Freehold



13 Woodcrest Road

A well maintained 2 bedroom semi detached bungalow with a large 85' rear garden and a large loft that would be ideal for a full conversion S.T.P.P. There is a good size frontage which could easily be converted to hardstanding to provide private parking.

The bungalow is located in this very quiet no through road with immediate pedestrian access to Holmesdale Woods and the green circle beyond. Local schools are within an easy walk and the town centre/mainline station are 0.6 mile away.

- Entrance Hall
- Kitchen/Dining Room
- Living Room
- 2 Bedrooms
- Conservatory
- Shower Room
- Large Rear Garden
- Shared Driveway & Garage
- No Onward Chain
- Council Tax Band D & EPC Rating



13 Woodcrest Road

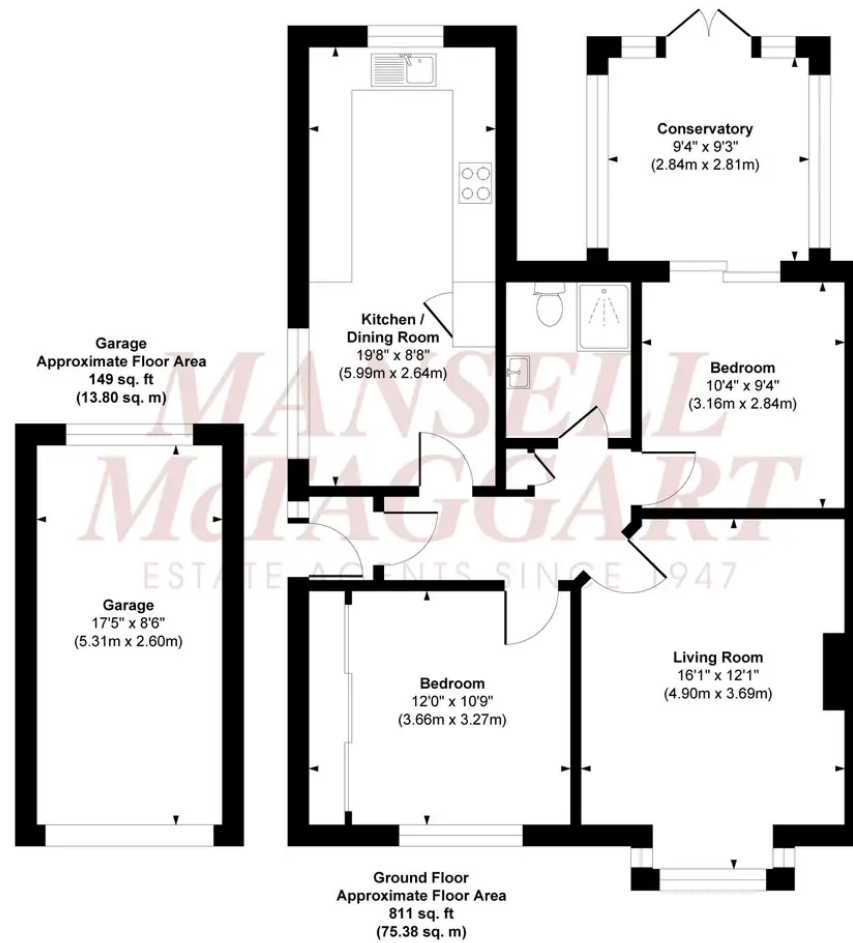
The accommodation comprises an enclosed porch opening to the entrance hall with a hatch to the part boarded and insulated loft space with a pull down ladder.

The bay fronted living room is south facing and overlooks the front, there are 2 double bedrooms, with bedroom 2 providing access to the conservatory. A shower room fitted in a white suite with large double shower cubicle. The good size kitchen/dining room is dual aspect and is fitted with a good range of white cupboards and complemented by integrated cooking appliances.

Outside a long blocked paved shared driveway flanked by lawn leads to the garage with window to the rear. A side gate opens to the large north facing 85' x 31' rear garden. A paving slab patio abuts the bungalow with steps leading to large areas of lawn with leylandii trees providing screening to the rear.

Benefits include gas fired central heating (the Worcester boiler is located in the kitchen) and uPVC framed double glazed windows.





Approx. Gross Internal Floor Area 960 sq. ft / 89.18 sq. m (Including Garage)

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

Mansell McTaggart Burgess Hill

Mansell McTaggart, 20 Station Road, Burgess Hill - RH15 9DJ

01444 235665

bh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/burgesshill

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.