



11 Duncton Close, Haywards Heath, West Sussex RH16 4DX

GUIDE PRICE .. £375,000-£385,000 .. FREEHOLD



**MANSELL
McTAGGART**
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A 3 bedroom mid terrace house with a 33' x 16' west facing garden and garage in nearby block conveniently tucked away in a cul-de-sac off Wealden Way just to the west of the town centre, being close to Bolnore Woods and just a 0.8 miles walk to the railway station. No onward chain.

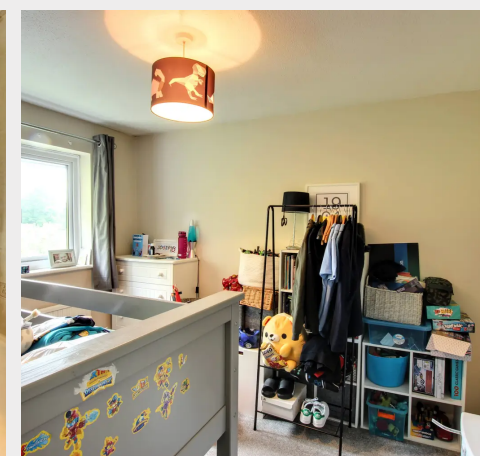
- 3 bedroom terraced house in prime cul-de-sac location
- 0.8 mile walk to the railway station
- West facing garden & garage in block nearby
- Plenty of on road parking in cul-de-sac
- Close to Bolnore Woods & countryside
- Easy walk to Bolnore Village Square shops & school
- Large lounge/dining room – separate kitchen
- 3 bedrooms (2 doubles and 1 single)
- Double glazed windows – gas heating to radiators
- EPC rating: D – Council Tax Band: C

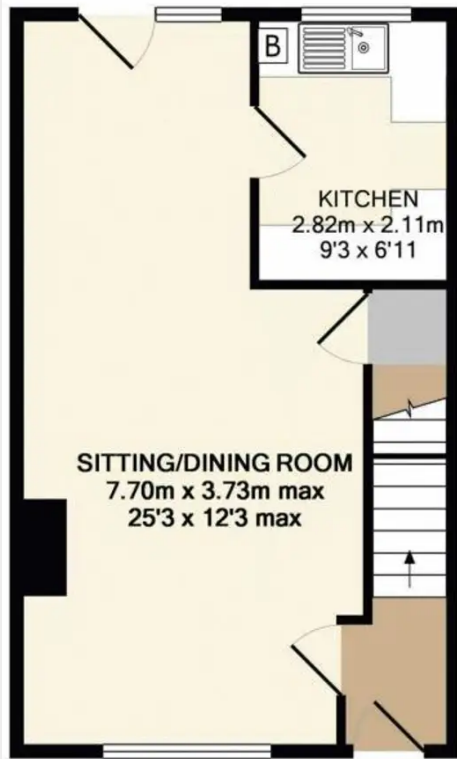


Duncton Close is located off Climping Close which in turn is situated off the southern end of Wealden Way just to the south/west of the town. This popular residential area is ideally placed within a short walk of the town centre, railway station, countryside and Bolnore Village with its ancient woodland, Village Square and highly regarded primary school. The town has an extensive range of shops, stores, restaurants, cafes and bars whilst the railway station provides fast commuter links to London, Gatwick Airport and Brighton. Children from this side of town generally fall into the catchment area for Warden Park Academy School in neighbouring Cuckfield. There is also a 6th form college. By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying approximately 5 miles to the west at Bolney or Warninglid.

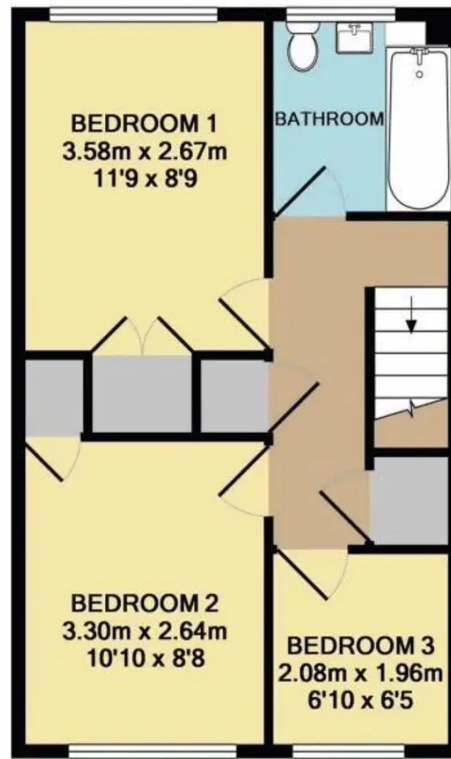
Schools: Harlands Primary School: (1.4 miles) Bolnore Village Primary School: (0.7 miles) Warden Park Secondary Academy School in Cuckfield (1.3 miles) Independent schools include Great Walstead (4.2 miles), Ardingly College (4.0 miles) and Burgess Hill School for Girls (4.5 miles).

Station: Haywards Heath mainline station (0.8 miles) provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins)





GROUND FLOOR
APPROX. FLOOR
AREA 34.9 SQ.M.
(376 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 35.5 SQ.M.
(382 SQ.FT.)

TOTAL APPROX. FLOOR AREA 70.5 SQ.M. (759 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan. The overall floor areas shown include internal wall areas.

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