



10 Backwoods Close, Lindfield, West Sussex, RH16 2EG

Guide Price £745,000 Freehold

Mansell McTaggart Lindfield



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A charming and tucked away detached chalet property built in 1952, later extended in 2004/5 with 2 Double Bedrooms, 2 good Reception Rooms plus 2 Bath/Shower Rooms.

This bright, airy and well-proportioned home provides Private Gardens, Off Road Parking and is a short walk of the picturesque High Street.

The accommodation briefly comprises: **Entrance Porch** inner door into the L-shaped **Reception Hall** built in storage, side door with pitched and tiled side porch. **Sitting Room** with feature open fireplace and a separate double aspect **Dining Room**. A modern ground floor **Bathroom** re-fitted with a white suite. **Kitchen/ Breakfast Room** re-fitted with an extensive range of units, glazed display cupboards, space for domestic appliances plus space for cooker.

There are **2 First Floor Double Bedrooms**, the principle benefiting from storage, front window and modern **En-Suite Shower Room** fitted with a white suite. **Bedroom 2** with built in wardrobes, eaves storage and front window.

Benefits include: gas fired central heating to radiators (new boiler January 2015), uPVC double glazed windows and external doors, some new LED lighting and some recent redecoration.

OUTSIDE - There is a **Driveway** to the side leading to the **Off Road Parking** (potential to extend if further parking is required (subject to any consent)). The gardens are a particular feature of this property with a private 50' x 30' **Front Garden** shaped lawn, seating area, an assortment of plants, flowers and shrubs.



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EPC Rating: C and Council Tax Band: F

Access around to the 55' x 40' max **South West Facing Rear Garden** paved patio, shaped lawns, an array of plants and flowers plus shed.

LOCATION - This property is situated in a tucked away position in Backwoods Close and is surrounded by a different style and size properties and is convenient for village's facilities. Lindfield has numerous sports clubs, leisure groups and societies including the long established Bonfire Society. The picturesque tree-lined High Street is approx 500m with traditional range of shops, stores, boutiques, churches, pond and the village Common hosts events throughout the year. Haywards Heath town centre is a little further with extensive shops, stores, restaurants, bars and cafes.

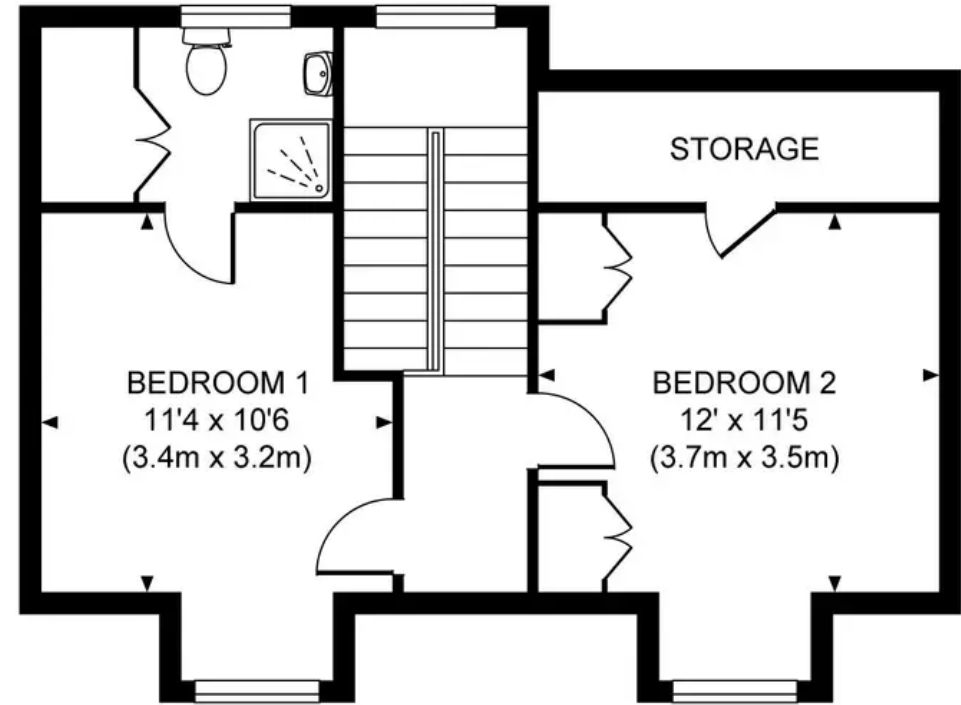
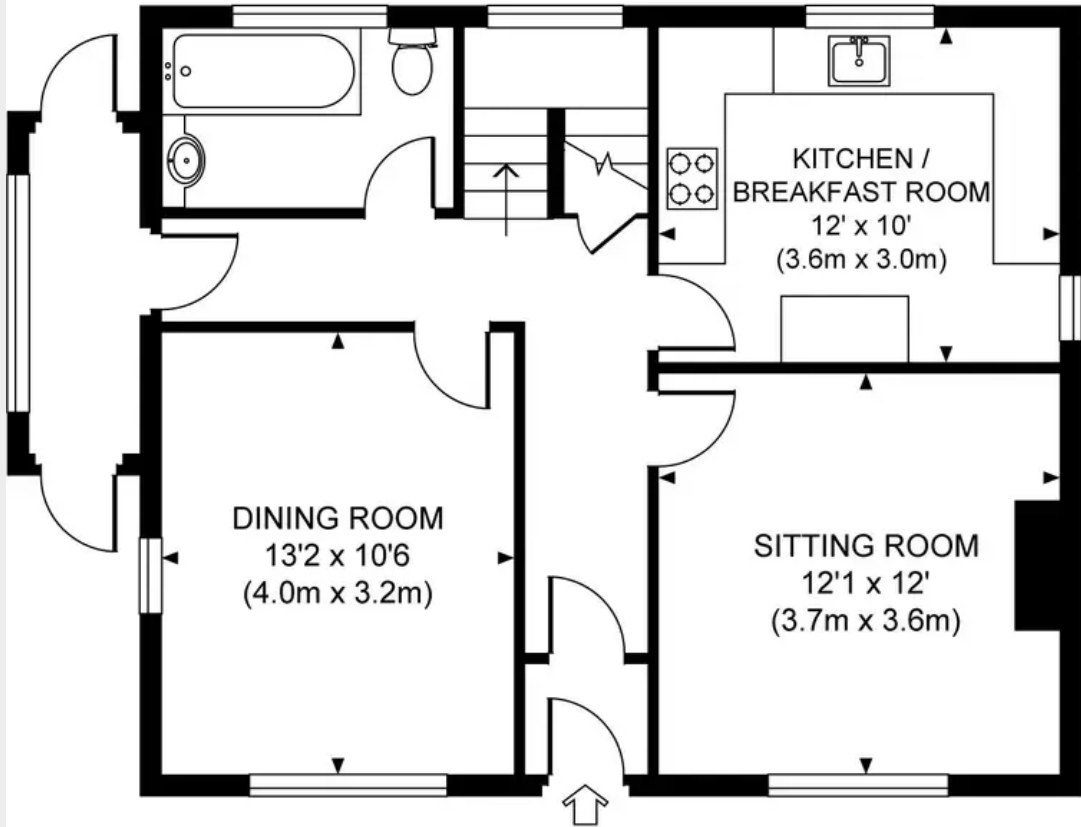
STATION - Haywards Heath mainline railway station is within 2 miles offering fast and regular services to London (Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and South Coast (Brighton, 20 mins).

SCHOOLS - There are two excellent primary schools within walking distance as well as Oathall Community College (secondary school) and Haywards Heath Sixth Form College. The area is well served by several independent schools: Great Walstead, Ardingly College, Cumnor House and Burgess Hill School for Girls.

BY ROAD - access to the major surrounding areas can be gained via the A272 (Lewes and Uckfield to the East) and the A/M23, the latter lying approx 6 miles to the West at Bolney or Warninglid (linking with Gatwick Airport and the M25).



Approximate Gross Internal Area
1076 sq ft / 100 sq m



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