



20 Queens Road, Haywards Heath, West Sussex RH16 1EB

Guide Price £750,000-£800,000



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A classic 3/4 bedroom, 3 reception room semi-detached Victorian villa with grand character rooms and a south facing garden, driveway and garage alongside situated in a prime location within 300 yards of the railway station and Waitrose.

- Beautiful character home 300 yards from railway station
- Plenty of driveway parking and garage
- Courtyard and 35' x 30' south facing garden
- Grand living/dining room with high ceilings, bay window and fireplace
- Separate snug/playroom
- Family sized kitchen/breakfast room with AGA
- 3 double bedrooms, study/cot room/bed 4
- Family bathroom
- Great potential for loft conversion/extension STPP
- Exterior timber repainted in spring 2024
- Easy reach of several schools in HH/Lindfield
- Close to Waitrose, Sainsbury's, leisure centre and the Broadway restaurants and bars
- EPC rating: D - Council Tax Band: E

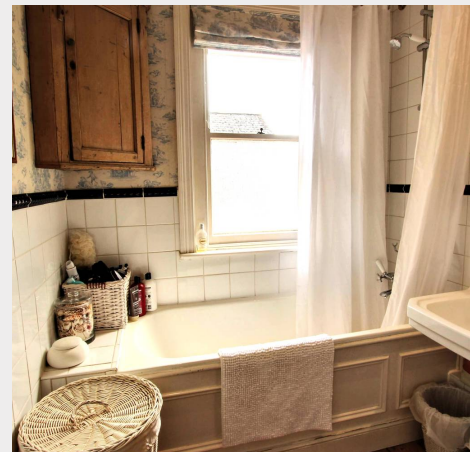
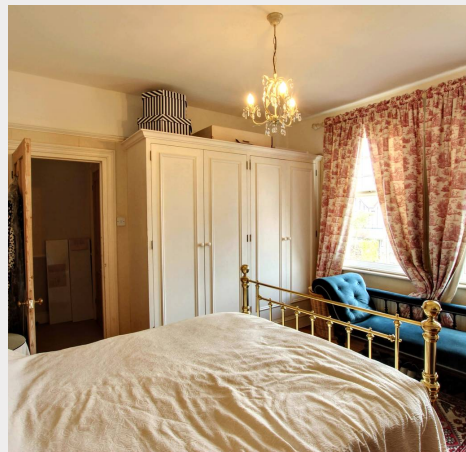


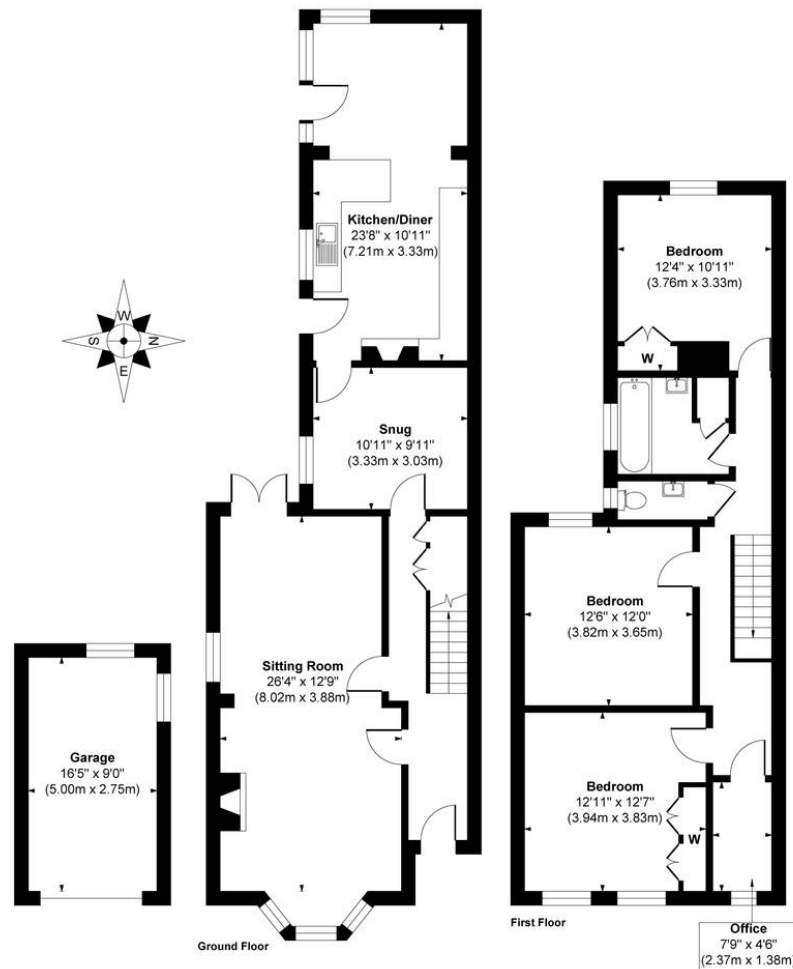


The property is surrounded by properties of a similar style and size. Queens Road is one of the most popular roads in the Station Quarter and nearby facilities include an array of shops and food outlets including Waitrose, Sainsbury's, Clair Park and the Dolphin Leisure centre is also close by. Children from this side of town generally fall into the catchment area for the primary schools in Lindfield (Blackthorns and Lindfield) but the property is also within comfortable walking distance of Harlands Primary in Penland Road. They go onto Oathall Community College with its own farm which can be easily accessed from an alley way off West Common about 0.5 miles distant. Warden Park Secondary Academy is about 2 miles to the west in Cuckfield. There is also a 6th form college close to the railway station. The town centre is about 0.75 miles to the south where there are numerous shops and stores whilst the fashionable Broadway is a little closer with its selection of restaurants, cafes and bars.

The railway station is within 300 yards and provides fast commuter links to London Bridge/Victoria in 45 mins, Gatwick airport 15 mins and the south coast at Brighton 20 mins.

By road access to the major surrounding areas can be swiftly gained via the Balcombe Road, Hanlye Lane, the A272 and the A/M23, which lies about 5.5 miles to the west at Warringlid or 8.5 miles to the north at Maidenbower (Junction 10A).





**Approx. Gross Internal Floor Area 1671 sq. ft / 155.31 sq. m(Including Garage)**

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## Mansell McTaggart Haywards Heath

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