



10 Vermont Place, Haywards Heath, West Sussex RH16 3UW

GUIDE PRICE ... £535,000-£550,000

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An imaginatively designed 4 double bedroom detached house of 1440 ft.<sup>2</sup> hidden away in a cul-de-sac off Western Road within walking distance of several primary schools, the hospital and just a 1.2 miles walk to the railway station.

- Detached house tucked away in cul-de-sac
- Built in 2019 by a small developer (Greenrock)
- Ultra modern accommodation layout throughout
- Open plan kitchen/living area with doors to garden
- Kitchen with integrated appliances and stone worktops
- Fabulous top floor master bedroom suite
- 3 double sized 1st floor bedrooms & bathroom
- Rear garden 35' x 23' - Side garden 31' x 10'
- 2 allocated parking spaces directly outside
- Privately managed estate by the Residents' Association - Contributions when required
- EPC rating: B - Council Tax Band: F

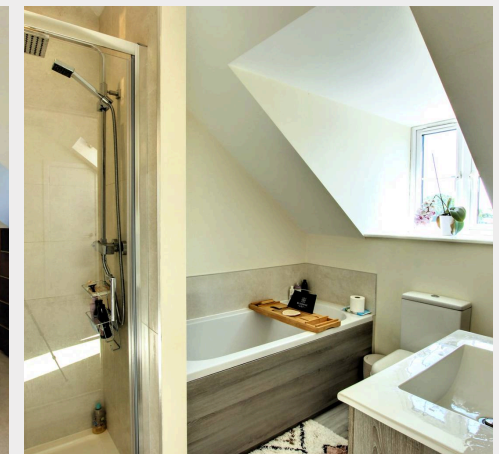


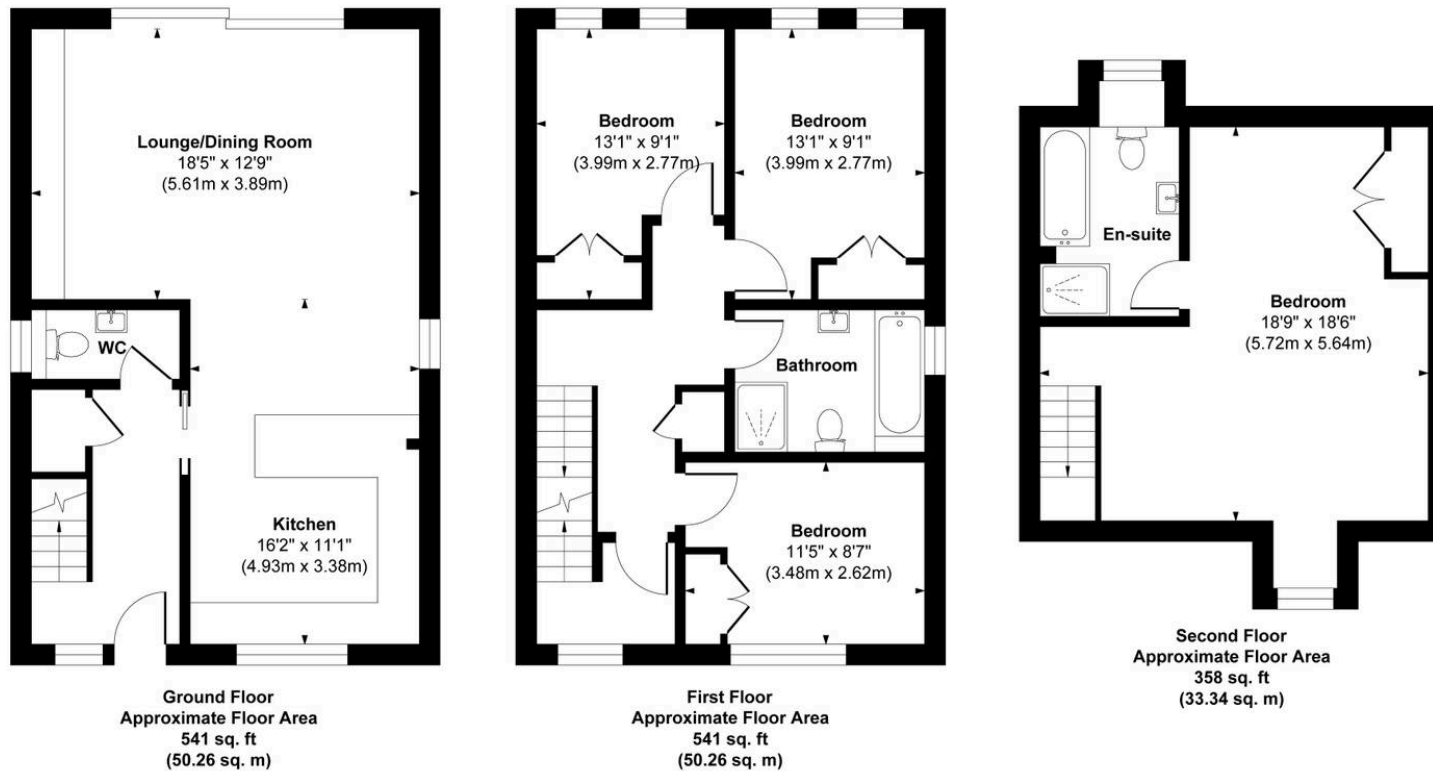


Vermont Place is nestled away off Delaware Road, which is a new cul-de-sac off Western Road, just east of the town centre. The private development is ideally situated within walking distance of 3 primary schools, including St Wilfrid's, St Joseph's and Warden Park Primary Academy. Oathall Community college is also a short walk away.

While there are plenty of local shops in the area, the main town centre is just a 10/15 minute walk. You will also find several large parks, a state-of-the-art leisure centre, a 6th form college and several supermarkets.

The railway station is 1.2 miles on foot and provides fast commuter links to London (45 mins), Gatwick Airport (15 mins) and Brighton (20 mins).





**Approx. Gross Internal Floor Area 1440 sq. ft / 133.86 sq. m**

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## Mansell McTaggart Haywards Heath

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