



69 Sunnywood Drive, Haywards Heath, West Sussex RH16 4PD

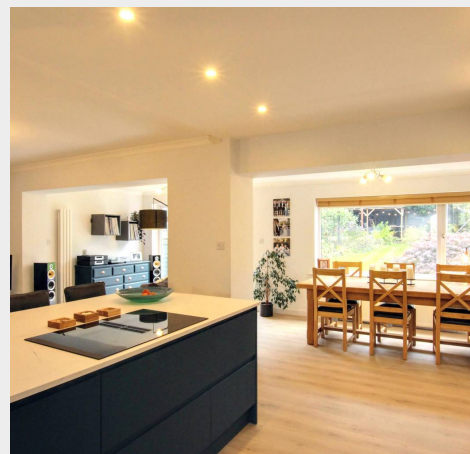
£625,000

**MANSELL
McTAGGART**
Trusted since 1947



A substantial 4 bedroom semi-detached house of 1640 sq ft with a large garden and an enormous integral garage ideally located in this established area just to the south of the town centre and Victoria Park within walking distance of several schools and just a 0.9 mile walk to the station. No onward

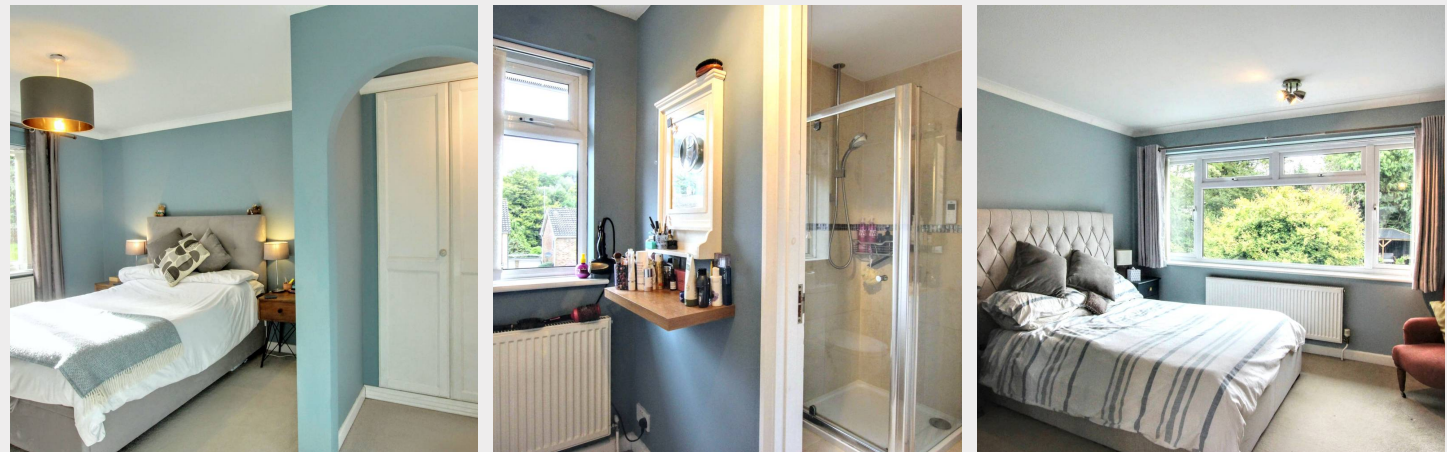
- Very spacious 4 bedroom family home
- 67' x 35' garden with covered entertaining area
- 21' x 11' integral garage offering potential for conversion into another large living space
- Plenty of driveway parking – front garden
- Wiring in place to install an electric car charging point
- 10 minute walk to town centre and Broadway
- 0.9 mile walk to railway station via Victoria Park
- Fabulous open plan living area opening onto garden
- Newly refitted kitchen and utility area
- Master bedroom with dressing area & en-suite shower
- Close to Ashenground Woods & Victoria Park
- Warden Park Secondary Academy School catchment area
- For sale with no onward chain
- EPC rating: D - Council Tax Band: D

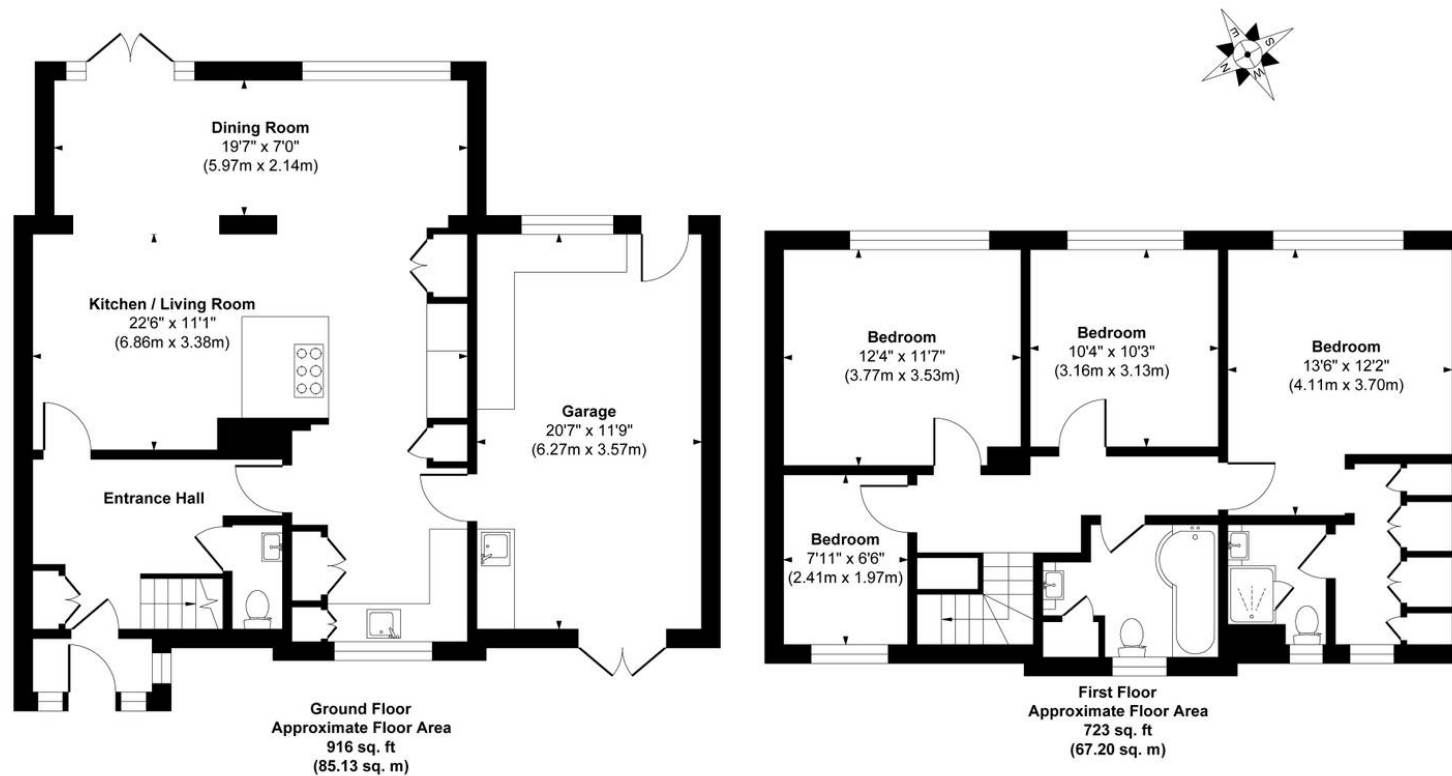


Sunnywood Drive is located on the southern side of Victoria Park and runs between Park Road and Ashenground Road within a 5/10 minute walk of the town's main shopping areas of South Road. Victoria Park has large open spaces, children's play areas, tennis courts, skate park and a cafe. The town has an extensive range of shops and stores whilst the fashionable Broadway has several restaurants, cafes and bars. The railway station is just under a mile on foot via Victoria Park and provides fast commuter links to London, Gatwick Airport and Brighton. Schools are well represented throughout the town and the property is within an easy walk of several primary schools including the Warden Park Primary Academy, St Joseph's (RC), Bolnore Village and St Wilfrid's. Children from this side of town fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield. However, some children go to Oathall Community College with its farm in neighbouring Lindfield. There is also a 6th form college. The town has numerous leisure groups, sports clubs and a leisure centre. By road, access to the major surrounding areas can be swiftly gained via the A272 and the A/M23 which lies approximately 5.5 miles to the west at Bolney or Warninglid.

Distances (miles on foot/by car or train)

Haywards Heath railway station 0.9 via Victoria Park (Victoria/London Bridge 45 mins, Gatwick Airport 15 mins and Brighton 20 mins), St Joseph's RC Primary 0.7, St Wilfrid's Primary 0.75, Warden Park Primary Academy 0.8, Warden Park Secondary Academy 1.9, Oathall Community College 1.2, 6th Form College (1.1), A23 Bolney 5.5, Gatwick Airport 13, Brighton Seafront 1





Mansell McTaggart Haywards Heath

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