



37 Ryecroft, Haywards Heath, West Sussex RH16 4NW

£340,000



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A 2 bedroom end of terrace house with a 36' south facing rear garden and allocated parking tucked away in a cul-de-sac off Wood Ride just to the south of Victoria Park within an easy walk of the main shopping area areas and 0.9 miles walk from the railway station.

- Very well presented 2 bedroom house
- One of the larger designs in the cul-de-sac
- Great location near town centre & Victoria Park
- Lovely 0.9 mile walk via Victoria Park to station
- 36' x 13' fully enclosed south facing garden
- Lounge and kitchen/breakfast room
- 2 generous bedrooms and white bathroom suite
- New gas boiler replaced 5 years ago
- Allocated parking space next to rear gate
- Front garden paved for additional parking
- Viewing highly recommended
- EPC rating: D - Council Tax Band: C



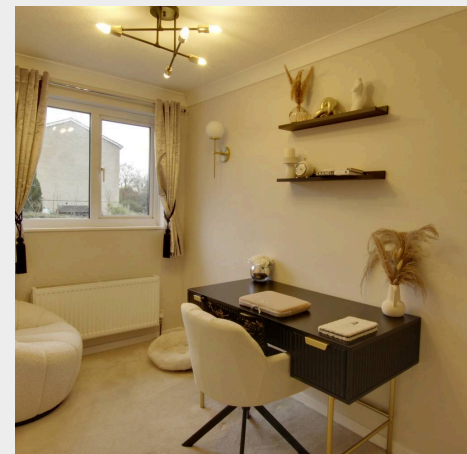
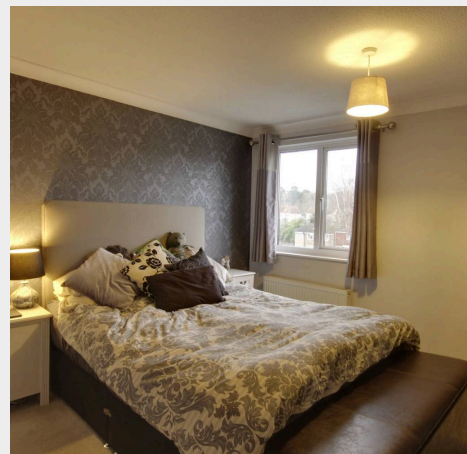


The property is situated at the end of this popular cul-de-sac surrounded by properties of similar style and age. Ryecroft is located off Wood Ride just to the south of Victoria Park and is made up of a selection of houses and apartments which were built in the early 1980s. A footpath links with Park Road which in turn gives access to Victoria Park and also the town centre via Haywards Road. The town provides a range of shops, stores, cafes, restaurants and bars. It also offers some excellent leisure and sports facilities including the state of the art Dolphin Leisure Centre. The property is within walking distance of several local primary schools and children from this side of town fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield. The mainline station is also within walking distance (0.9 miles) and offers fast commuter links to London. By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying just over 5 miles to the west at Bolney or Warminglid.

**Distances in approximate miles:-**

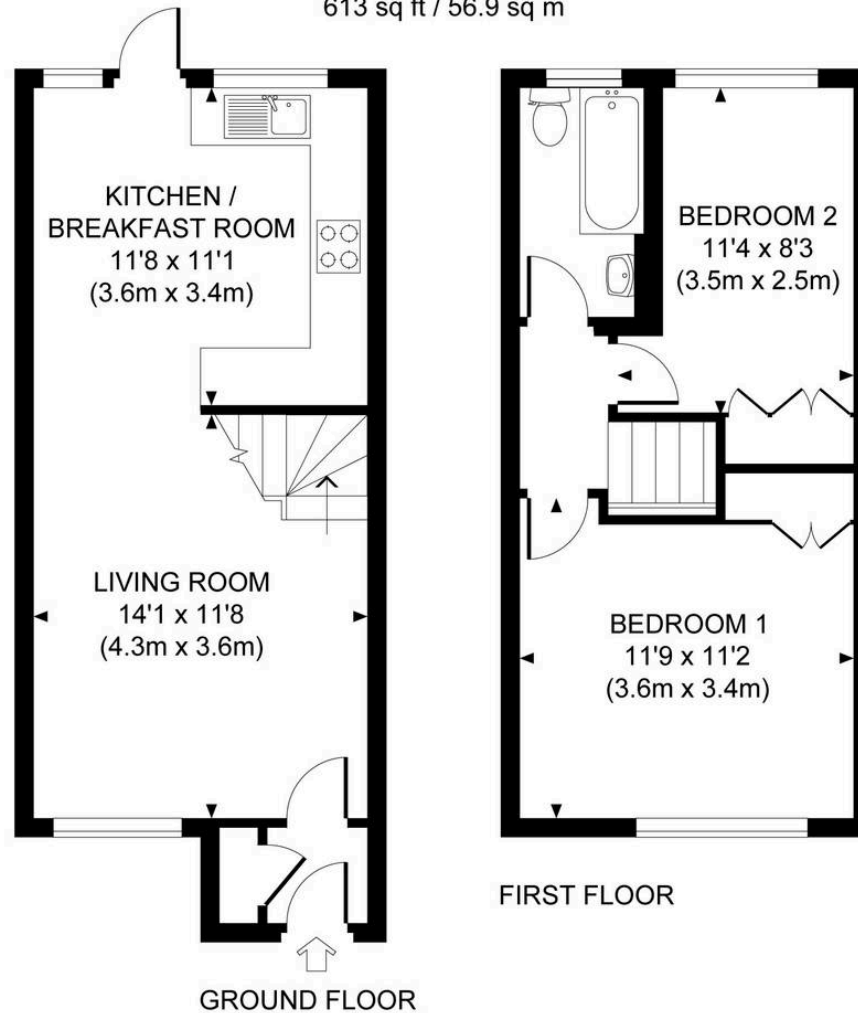
**Schools:** St Wilfrids Primary (0.9), St Joseph's RC Primary (0.5,) Bolnore Village Primary (0.8 Ashenground Woods), Warden Park Primary Academy (0.7), Warden Park Secondary Academy (2.2). Oathall Community College (1.4)

**Station:** Haywards Heath mainline (0.9 miles) with fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).





Approximate Gross Internal Area  
613 sq ft / 56.9 sq m



## Mansell McTaggart Haywards Heath

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