



37 Beech Hill, Haywards Heath, West Sussex RH16 3RY

Guide Price £450,000-£475,000



**MANSELL
McTAGGART**
Trusted since 1947



An extended 4 double bedroom, 2 bathroom semi-detached house with plenty of private driveway parking, garage and a 40' x 23' rear garden situated in the popular Northlands Wood area close to the excellent primary school and within a short walk of local shops, countryside, The Snowdrop Inn and the Princess Royal Hospital.

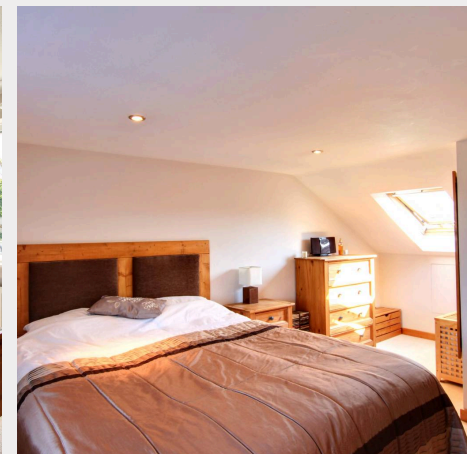
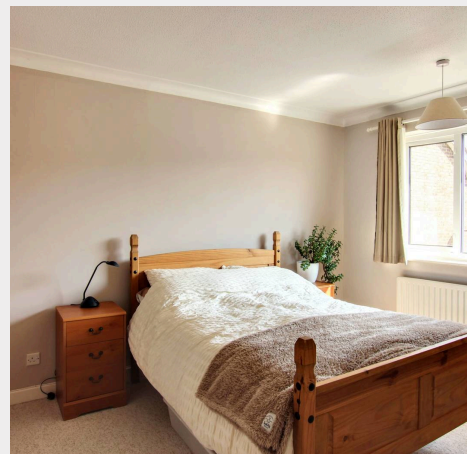
- Extended family home close to Northlands Wood Primary School
- 10 minute walk to the Princess Royal Hospital
- Owned by the same family for 35 years
- Clean & neutral decorative order throughout
- 40' x 23' rear garden
- Integral garage offering potential for conversion STPP
- Lounge/dining room with doors to garden
- Modern kitchen and bathroom suites
- 3 double sized 1st floor bedrooms & bathroom
- Loft converted 15 years ago to create a top floor master bedroom with shower and study area
- Viewing highly recommended
- EPC rating: C - Council Tax Band: D

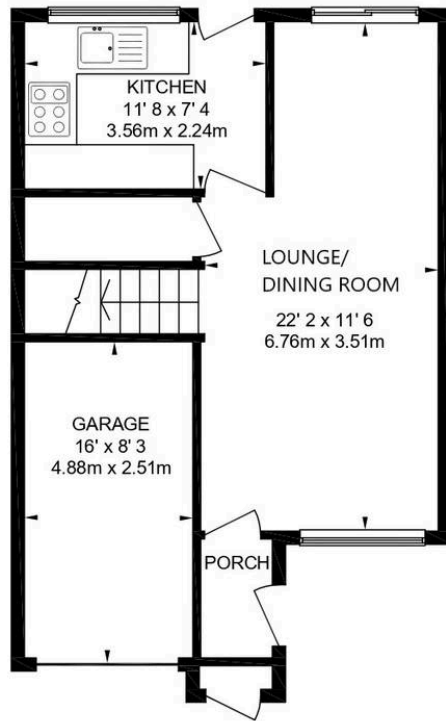


The property is located in Beech Hill in the popular Northlands Wood area which, in turn, is located on the town's south/eastern side close to the Princess Royal hospital. Local facilities include Northlands Wood Primary School, a Tesco Express, medical surgery and pharmacy and is close to open countryside and The Snowdrop Inn. A regular bus service runs along Northlands Avenue linking with the town centre, railway station and neighbouring districts. Children from this side of town generally go to Oathall Community college with its farm in Lindfield which is about 1.4 miles on foot, whilst the town centre is about 1 mile distant and the railway station 1.8 miles. The town also has a 6th form college and leisure centre. By road, access to the major surrounding areas can be gained via the B2112, A272 and the A/M23, the latter lying approximately 7 miles to the west at Bolney or Warninglid or 9 miles to the north at Maidenbower (Junction 10a). The A272/relief road gives far swifter access out to the west and A23.

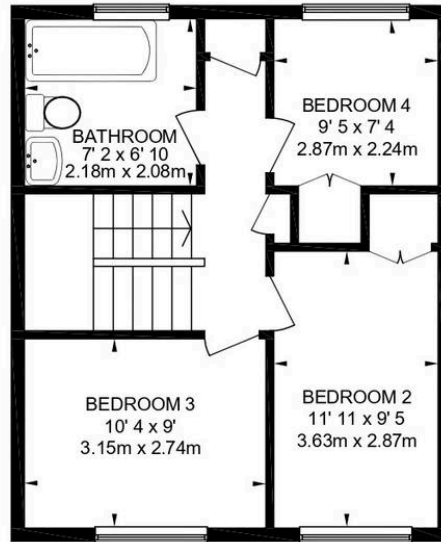
Distances: approximate miles on foot/car:

Northlands Wood Primary School 150 yards,
Northlands Wood Surgery & Tesco Express 0.2,
Oathall Community College 1.2, Warden Park
Secondary Academy 3.0, Haywards Heath Railway
Station 1.7 - providing fast commuter links to London
(Victoria/London Bridge 47 mins), Gatwick Airport (15
mins) and the South Coast (Brighton 20 mins).





GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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