



**Rectory Gardens Haywards Heath Road, Balcombe Haywards
Heath RH17 6PA**


fox & sons

welcome to

Rectory Gardens Haywards Heath Road, Balcombe Haywards Heath

- PLOT OF THE MONTH - STAMP DUTY PAID (WORTH £24,500)!
- MAKE THIS MOTHER'S DAY EXTRA SPECIAL AND RESERVE A HOME AT RECTORY GARDENS TO RECEIVE A £150 BOLNEY ESTATES WINE TASTING VOUCHER!
- Open plan kitchen/dining and family area with bi-fold doors leading to the garden
- Allocated parking for two cars
- High specification homes, built by a multi-award-winning developer Shanly Homes

Tenure: Freehold EPC Rating: Exempt

*STAMP DUTY PAID!*This elegant new three bedroom semi-detached home offering generous living space with a high quality specification set over 1310sq ft. Includes a generous kitchen/living/dining area, contemporary kitchen units with Quartz stone worktops and integrated appliances in Balcombe.



view this property online fox-and-sons.co.uk/Property/HHT110199



Property Ref:

HHT110199 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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