



3 Allen Road, Haywards Heath, West Sussex RH16 3PU

Guide Price £400,000 – £425,000



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A 3/4 bedroom extended semi-detached house with a 56' x 24' east facing rear garden which has been owned by the same family since 1976 and would now benefit from general updating throughout, situated on the rejuvenated eastern side of town within walking distance of several schools, the town centre, Lindfield High Street and within a 1 mile walk of the railway station.

- Character 1930s home in need of updating
- Owned by the same family since 1976
- Great potential for a loft conversion STPP
- Located on the rejuvenated eastern side of town
- Close to local shops, schools and Lindfield Village
- 1 mile walk to the railway station
- Lounge/dining room
- Extended kitchen – cloakroom
- 3/4 bedrooms – bathroom
- EPC rating: D – Council Tax Band: C



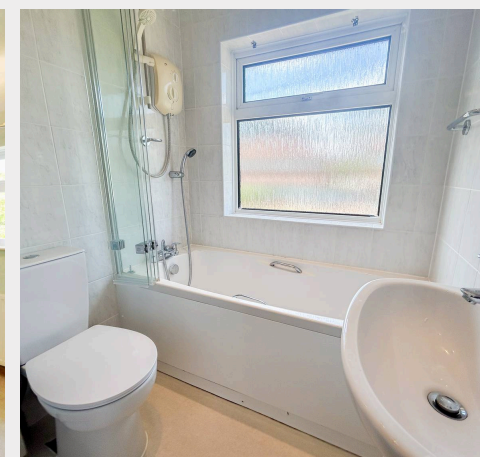
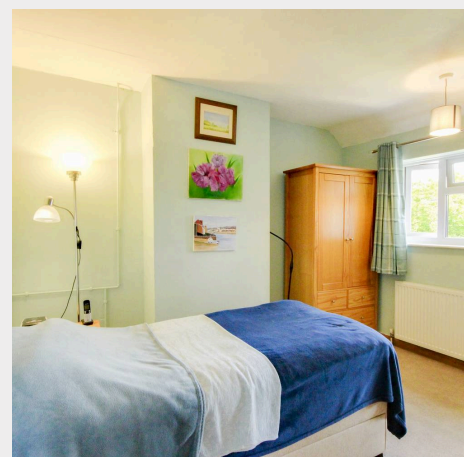
Allen Road is in a popular and established residential area on the town's rejuvenated east side. Local facilities include a parade of shops just around the corner in America Lane. From this side of town there is a very pleasant walk through the Scrase Valley nature reserve into Lindfield village with its picturesque High Street, common and duckpond. The town centre is within a 15 minute walk where there is an extensive range of shops, stores and a regular bus service runs along America Lane.

The railway station is 1 mile on foot which provides fast commuter services to London Bridge/Victoria 47 mins, Gatwick Airport 15 mins and Brighton 20 mins.

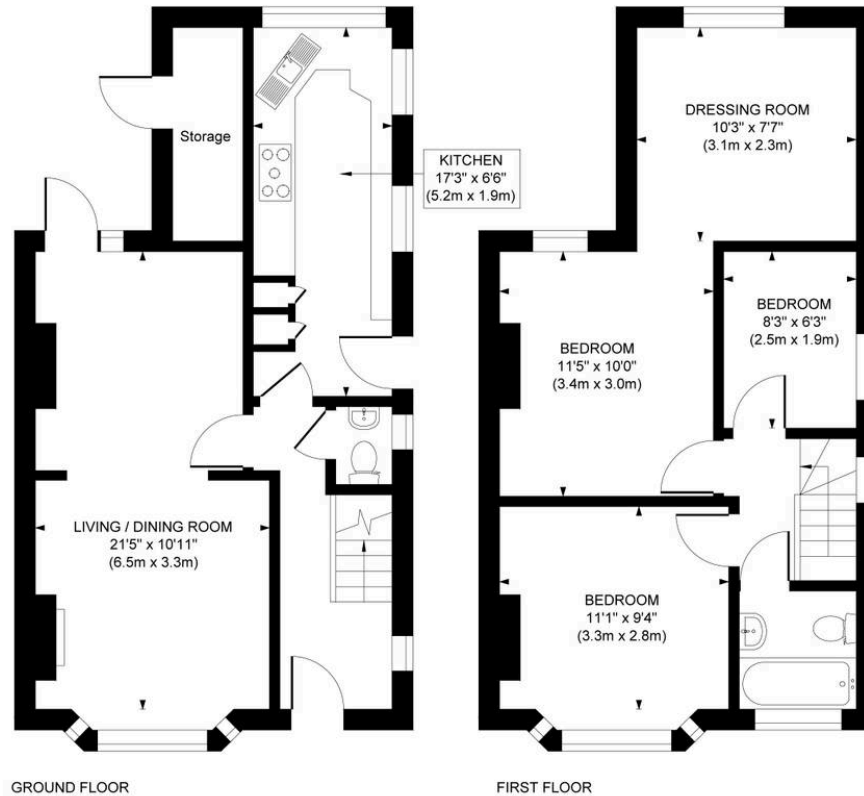
The property is within walking distance of several excellent primary schools including the Warden Park Academy, St Wilfrid's and St Joseph RC. Children from this side of town generally fall into the catchment area for Oathall Community College with its farm which is within a 15 minute walk. However, those attending the Primary Academy can go onto the Warden Park Secondary Academy in Cuckfield.

Distances in approximate miles:

Warden Park Primary Academy (0.5 miles) St Joseph's RC Primary (0.65 miles) St Wilfrid's Primary School (0.6 miles) Oathall Community College (0.8 miles) Warden Park Secondary Academy (2.2 miles)



Approximate Gross Internal Area
943 sq. ft / 87.69 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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