



19 Fairfield Way, Haywards Heath, West Sussex RH16 1UT

Guide Price £875,000 – £900,000



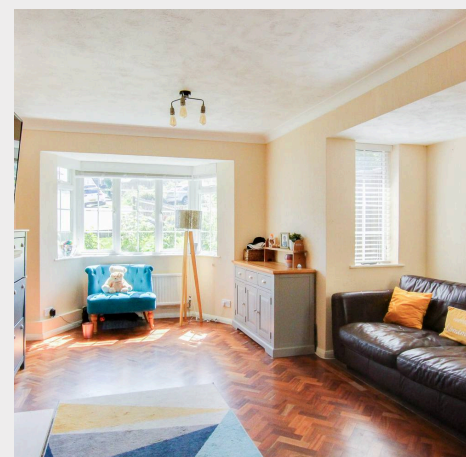
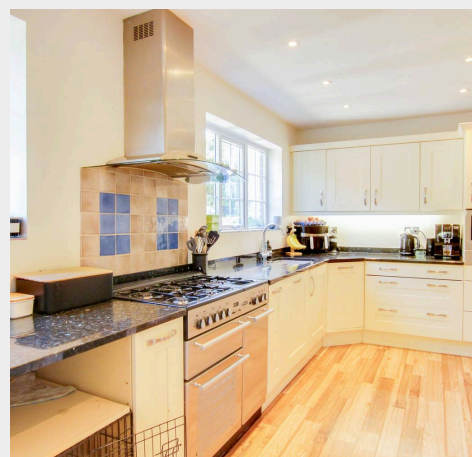
**MANSELL
McTAGGART**
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A recently extended 4 bedroom, 3 bathroom, 3 reception room detached family house occupied a very large plot backing onto farmland situated at the very end of this cul-de-sac on the town's northern edge within a 0.8 mile walk of the railway station.

Internal viewing highly recommended.

- Substantial home in cul-de-sac location
- Within a 0.8 mile walk of the railway station
- The recent subject of enlargement
- New living room with wood burning stove
- New master bedroom with dressing room and stunning en-suite bathroom
- 3 further bedrooms and 2 bathrooms
- 2 further generous reception rooms with herringbone floors
- Family sized kitchen/breakfast room
- 100' max x 80' average rear garden
- Driveway and garage alongside
- Easy reach of several good schools
- Council Tax Band 'F' and EPC 'C'

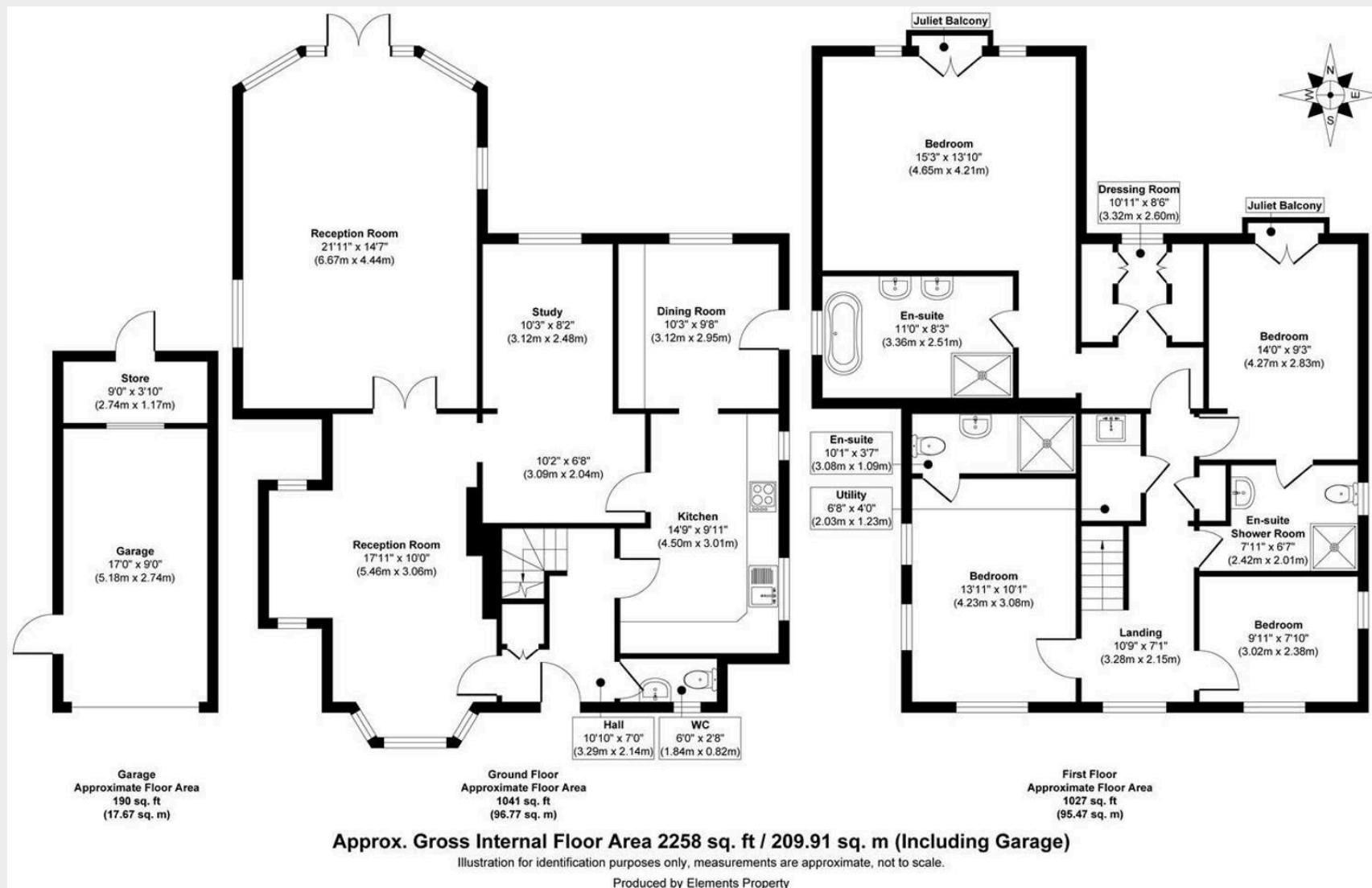


Location

The property is located at the very northern end of Fairfield Way which is a cul-de-sac situated off the Balcombe Road on the towns northern edge backing onto farmland. This desirable residential area is within easy reach of countryside, Harlands primary School, 6th For College, the leisure Centre and both Waitrose and Sainsbury's stores. Children from this side of town fall into the catchment area for the Warden Park secondary Academy school In neighbouring Cuckfield, whilst some children go to Oathall Community College & in Lindfield with its farm. The local area as well served by numerous independent schools which all have a bus service with pick up points close by. The town centre is just over 1 mile distant where there's an extensive range of shops, restaurants, Cafes and bars and the adjoining villages of Cuckfield and Lindfield have a more traditional range of shops in their historic high streets.

By road access to the major surrounding areas can be swiftly gained by the Balcombe Road and the A/M23 which lies about 4 miles to the west at Warminglid or 8 miles to the north at Maidenbower (J10A).





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