



7 Aster Way, Haywards Heath, West Sussex RH17 5NL

Guide Price £675,000-£700,000



**MANSELL
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A beautifully presented 4 bedroom detached family house on the popular Redrow Homes. Penland Green development on the town's northern edge close to Harlands School, the glorious countryside of the Borde Hill estate and within a 0.9 mile walk of the railway station.

Internal viewing highly recommended.

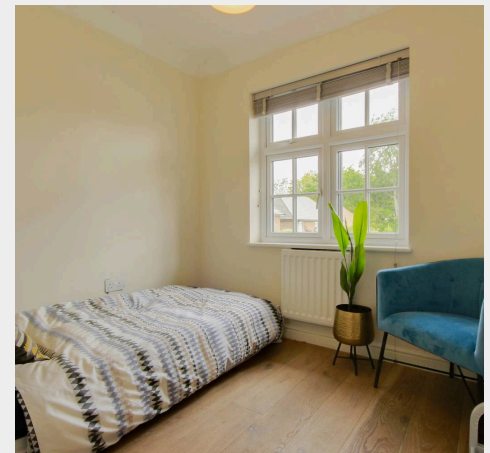
- Beautiful home on prime development
 - 15/20 mins walk to the railway station
 - 5 mins walk to Harlands Primary school
 - Various upgrades including engineered oak floors throughout
 - Converted garage currently used as games room with storage
 - Family size kitchen/breakfast room leading onto garden
 - Range of integrated kitchen appliances
 - Separate sitting room with bay window
 - Master bedroom with en-suite shower room
 - Long driveway for 2/3 cars – single garage
 - 35' x 20' landscaped rear garden with Astroturf
 - Council Tax Band 'F' and EPC 'B'
 - Part of a privately managed estate for which the residents pay an annual service charge for the upkeep for the enjoyment of all owners. Annual charge approximately £350 per year
- Managing agents: HML Group



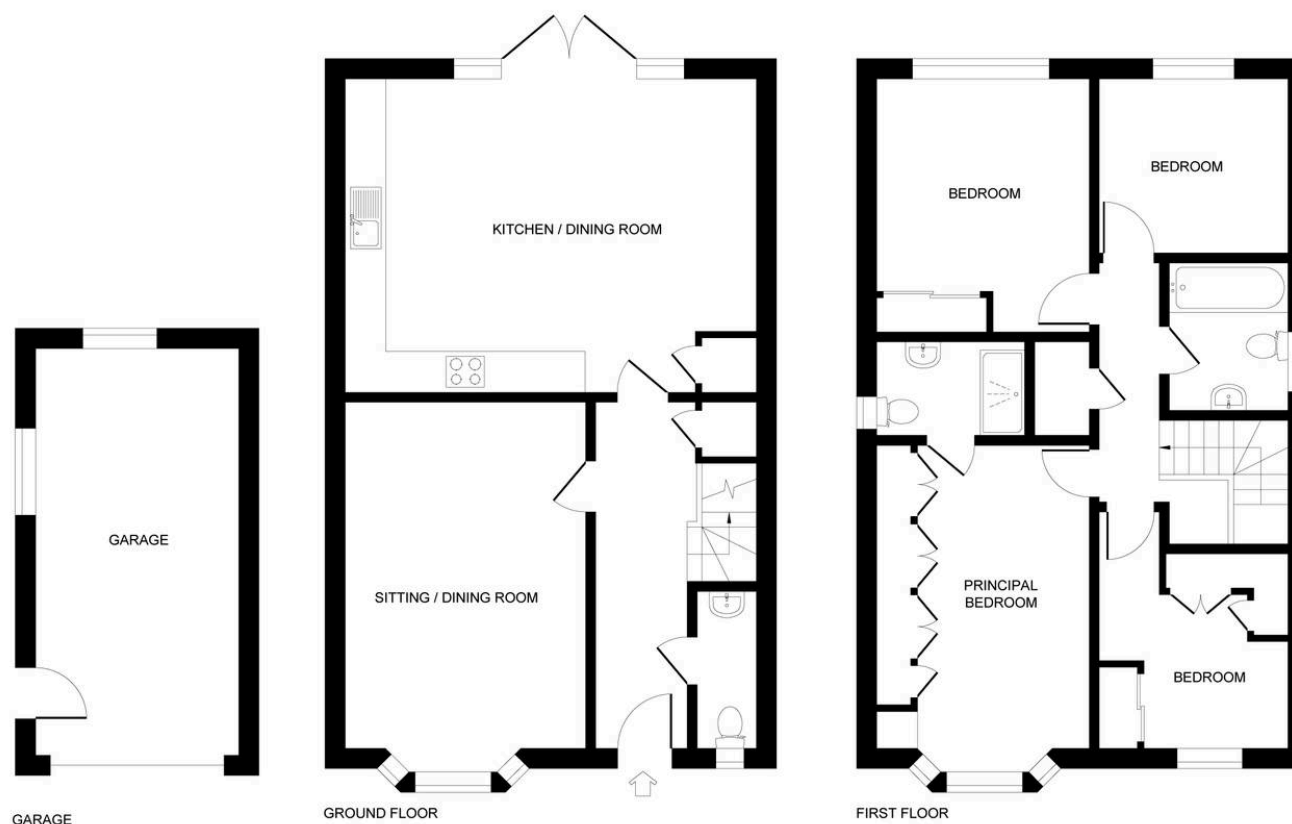
The property forms part of the new and highly desirable Redrow Homes 'Penland Grange' development on the northern outskirts of Haywards Heath close to glorious countryside including the Borde Hill Estate and within a 5–10 minute walk of Harlands Primary School. The development adjoins Hanlye Lane, the Balcombe Road and Penland Road.

Children from this side of town fall into the catchment area for the Warden Park Secondary Academy School in neighbouring Cuckfield and there is 6th form college which is within a 10–15 minutes walk. The leisure centre is also within an easy walk and there are a selection of shops, Sainsbury's superstore and a Waitrose store adjacent to the railway station.

The town centre has a good range of shops, restaurants, cafés and bars in the Broadway and there are numerous social groups and sports clubs.



Approximate Gross Internal Area
1408 sq. ft / 130.80 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.

Mansell McTaggart Haywards Heath
Mansell McTaggart Estate Agents, 7 Muster Green South – RH16 4AP
01444 456431

hh@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/haywardsheath

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