



10 Silver Birches, Haywards Heath, West Sussex RH16 3PD

Guide Price £425,000 – £450,000



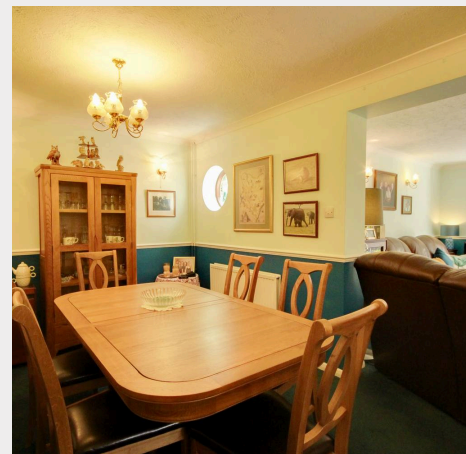
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An extended and well presented 3 double bedroom semi-detached house situated in a cul-de-sac off The Hollow on the Haywards Heath/Lindfield borders which has been owned by the same family for 51 years and is ideally placed within walking distance of the hospital (via Franklands Village), several schools, Lindfield Village High Street and just a 1.3 mile walk to the railway station.

- Deceptively spacious family home
- Cul-de-sac location
- 31' x 28' west facing garden backing onto woodland
- Driveway, carport and single garage alongside
- Extended to create a bigger living room
- Potential for further enlargement STPP
- Owned by the same family for 51 years
- Recently refitted kitchen and bathroom
- Easy walk to Lindfield Village & town centre
- Walking distance of several schools & hospital
- Vendor suited with complete onward chain
- EPC rating: D - Council Tax Band: C





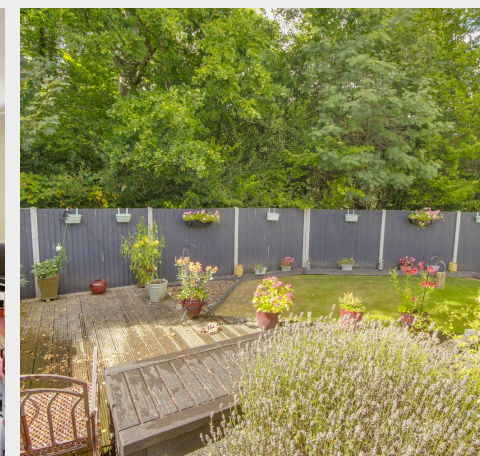
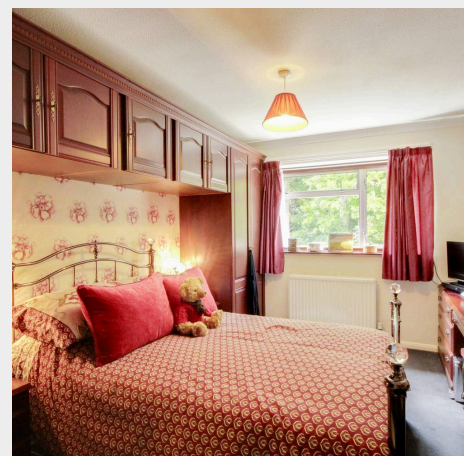
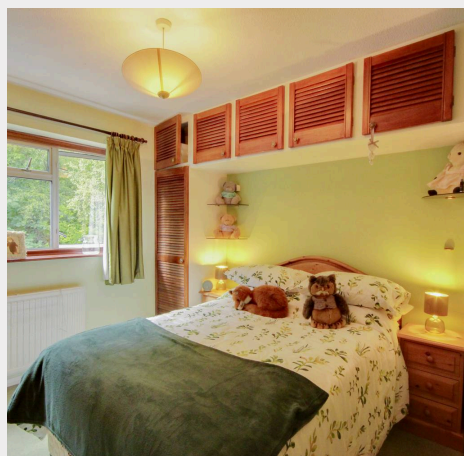
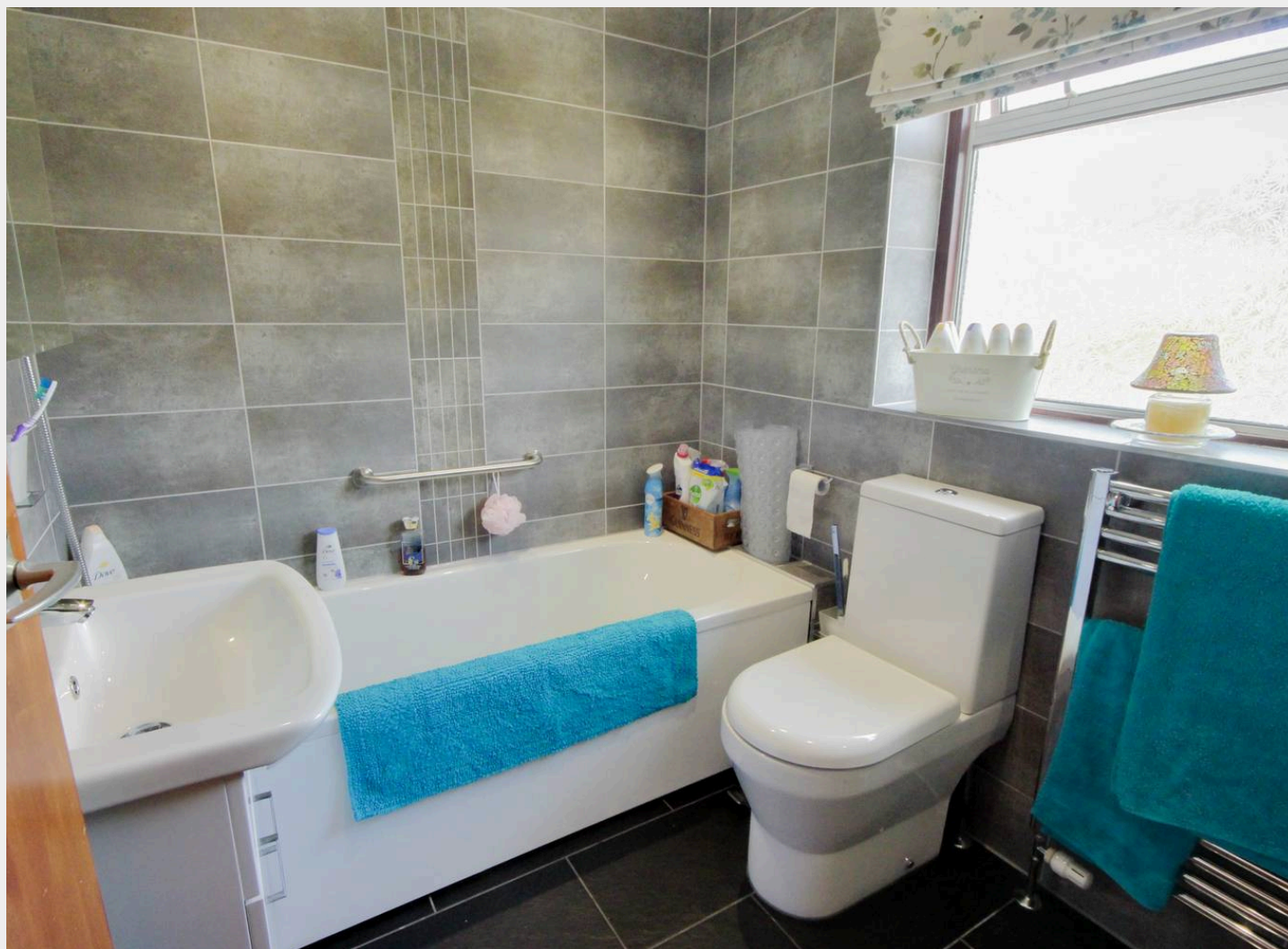
Silver Birches is a continuation of The Hollow which, in turn, is located off Westlands Road on the Lindfield/Haywards Heath borders. Lindfield's picturesque village High Street is within 1 mile where there is a traditional range of shops, boutiques, several pubs, the landmark duckpond and the common which holds several events throughout the year.

Haywards Heath town centre is about 1.25 miles distant where there is a more comprehensive range of shops, stores, restaurants, cafes and bars. A regular bus service runs close by linking with the town centre, village High Street, hospital and railway station. Schools are well represented throughout the area and the property is within walking distance of Oathall Community College with its farm and several primary schools including Northlands Wood, Lindfield, Blackthorns, St Wilfrid's and the Warden Park Primary Academy. There are numerous parks and playing fields close by and the town also has a leisure centre. The railway station provides fast commuter links to London, Gatwick Airport and Brighton.

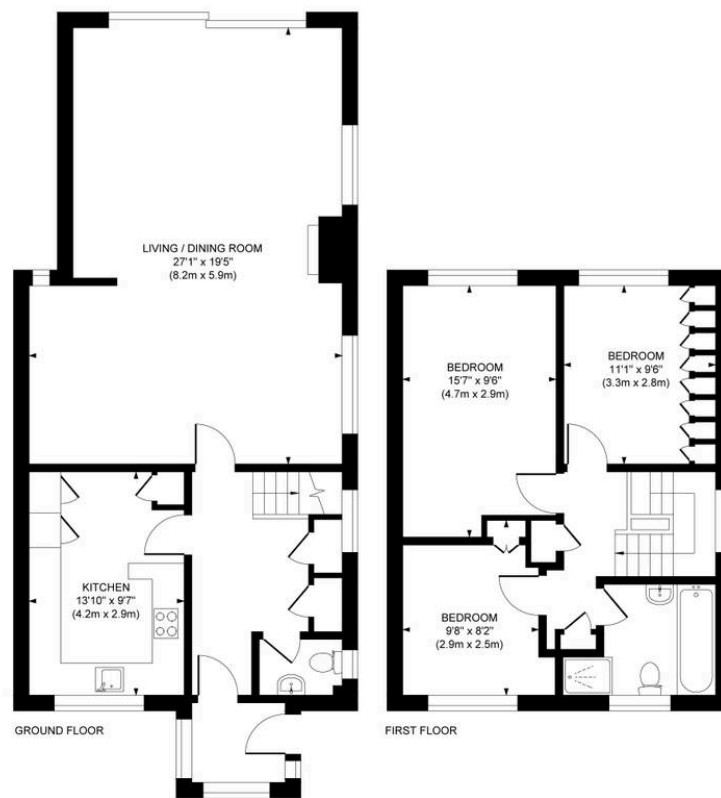
By road, access to the major surrounding areas can be swiftly gained via the A272 and the A/M23, the latter lying about 6.5 miles to the west at Bolney or Warninglid.

**Distances. (in miles, approx.)**

Railway station 1.5 (London Bridge/Victoria 47 mins, Gatwick airport 15 mins, Brighton 20 mins) A23  
Bolney 6.5 Gatwick Airport 15 Brighton seafront 15



Approximate Gross Internal Area  
1285 sq. ft / 119.39 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

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