



11 Greenhill Park, Haywards Heath, West Sussex RH16 7SW

Guide Price £700,000 – £750,000



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A detached 4 bedroom family home providing well presented accommodation and excellent entertaining space, including a double garage/studio, enjoying a very large plot backing directly onto woodland and a public footpath situated in a cul-de-sac on the south/eastern edge of town within a short walk of the hospital, countryside and soon to be built new primary school.

- Family home in quiet cul-de-sac position
- Very large plot backing directly onto woodland
- Driveway parking for 4 cars & double garage/studio
- L-shaped lounge/dining room with fireplace
- Refitted kitchen, utility, downstairs shower room
- 4 generous bedrooms and family bathroom
- Outside entertaining area with patio heaters
- 54' x 52' main garden
- 54' x 17' productive garden
- 10 minute walk to the Princess Royal Hospital
- For sale with no onward chain
- EPC rating: D - Council Tax Band: F



The property is situated in a cul-de-sac surrounded by properties of similar detached family homes. Greenhill Park is located off Greenhill Way which in turn lies off Hurstwood Lane on the town's south eastern outskirts close to countryside, the hospital and within a short walk of a local shop and Birch Hotel. The countryside close by links with Colwell Lane and woodland with footpaths leading through to Foxhill, Slugwash Lane and the villages of Wivelsfield Green & Scaynes Hill.

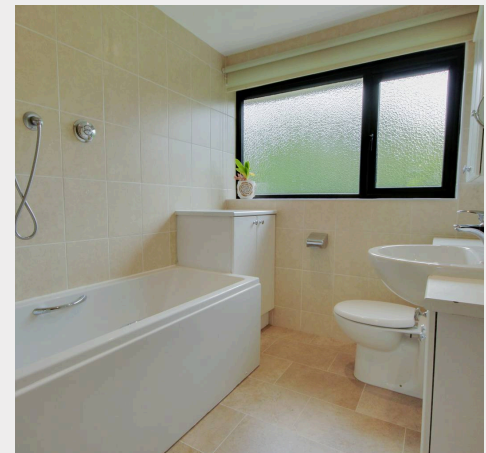
The town centre can be accessed via a regular bus service (No. 30) and on foot in about 15/20 minutes where there is an extensive range of shops, restaurants, cafés and bars.

The nearest primary schools are Northlands Wood and St Wilfrid's and children from the side of town generally go to Oathall Community college with its farm in Lindfield. A new primary school is to be built off Hurstwood Lane in the next few years. Some children from this side of town go to Wivelsfield Primary School and then go onto Chailey Secondary School in nearby South Chailey. The town also has a 6th form college and leisure centre.

By road, access to the major surrounding areas can be swiftly gained via the A272.

Distances: approximate miles on foot/by car/rail:

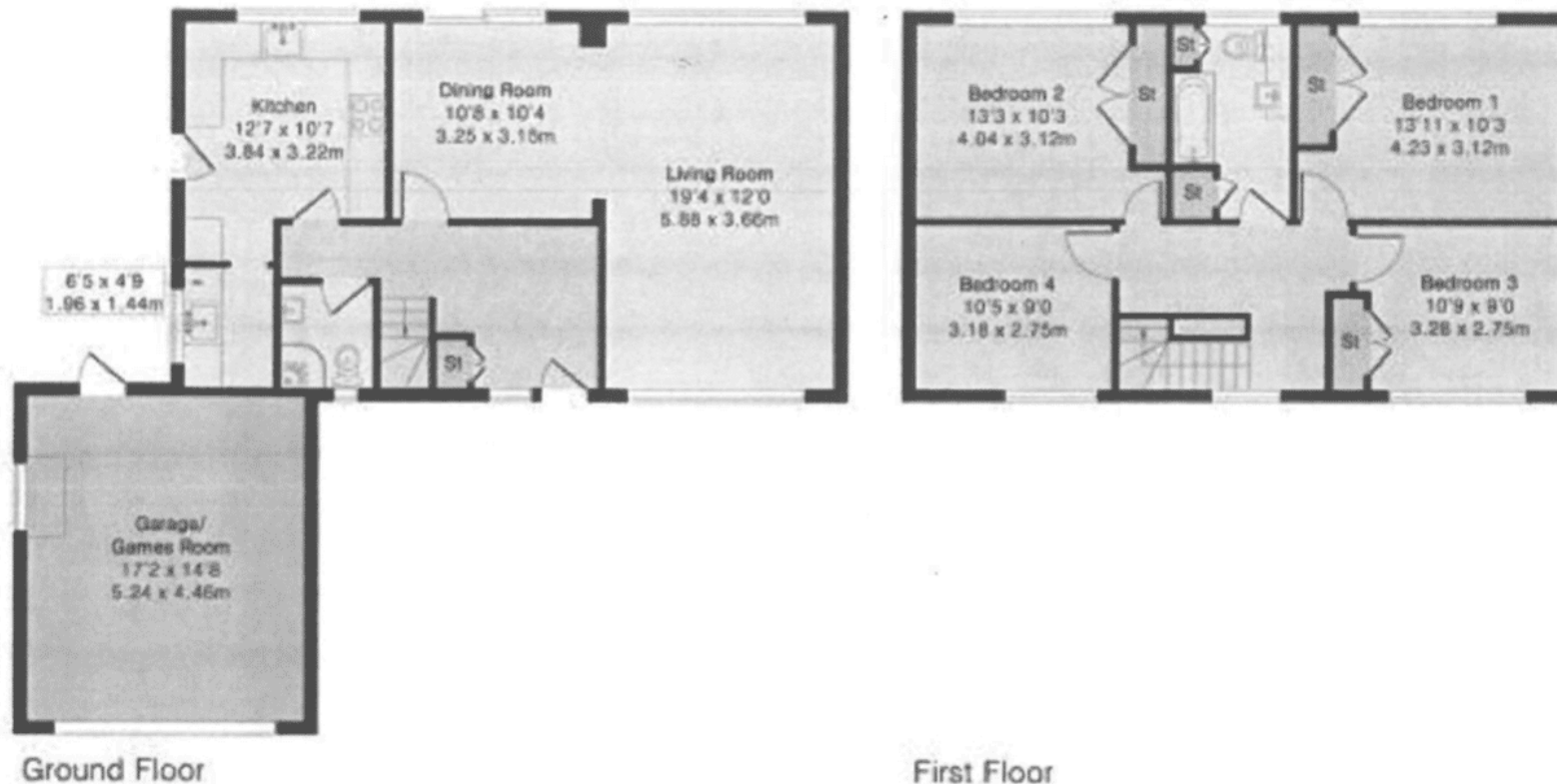
Northlands Wood Primary School 1, St Wilfrid primary School 0.85, Oathall Community College 1.6, Princess Royal Hospital 0.55, Haywards Heath Railway station. 1.9 on foot and 2.3 by car. (London Bridge/Victoria 45 mins, Gatwick airport 15 mins, Brighton 20 mins.



Approximate Gross Internal Area 1568 sq ft - 146 sq m

Ground Floor Area 911 sq ft – 85 sq m

First Floor Area 657 sq ft – 61 sq m



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