



3 Badger Drive, Haywards Heath, West Sussex RH16 1EP
£775,000





PLEASE WATCH THE VIDEO BEFORE BOOKING AN APPOINTMENT –

An extended 4 bedroom detached family home with a 78' x 43' south facing garden backing onto the Paige's Meadow nature reserve and situated in a quiet cul-de-sac on the towns desirable western side within an easy walk of the town centre, good local schools and the railway station.

Tenure: Freehold

- Detached family home in prime west side location
- Quiet cul-de-sac backing onto nature reserve
- 78' x 43' south facing rear garden
- Plenty of driveway parking and garage
- Part garage conversion and ground floor extension
- 0.7 mile walk to railway station and Broadway
- Living room with fireplace, dining room and study
- Large kitchen and huge utility/boot room
- 4 bedrooms, refitted bathroom and downstairs shower room
- Owned by the same family for 26 years
- EPC rating: tbc – Council Tax Band: F



The property is situated in Badger Drive which in turn is situated off Sherwood Drive on the town's desirable western side off Lucastes Lane. The property adjoins Paige's Meadow and Blunts Wood Nature Reserve. A footpath at the top of Sherwood Drive gives swift access on foot via Lucastes Road and Butlers Green Road to the town centre and schools. Children from this side of town fall into the catchment area for Harlands Primary School in nearby Penland Road and Warden Park Secondary School in neighbouring Cuckfield. The town also has numerous leisure groups, sports clubs, a 6th form college and a leisure centre. The town centre is approximately 0.75 miles distant providing an extensive range of shops, stores, restaurants, cafes and bars.

The railway station is a little closer and offers fast commuter links to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).

By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying 5.5 miles to the west at Bolney or Warninglid.

Distances. (approx in miles)

Harlands Primary School 1.0, Warden Park Secondary Academy School 1.2 (on foot)

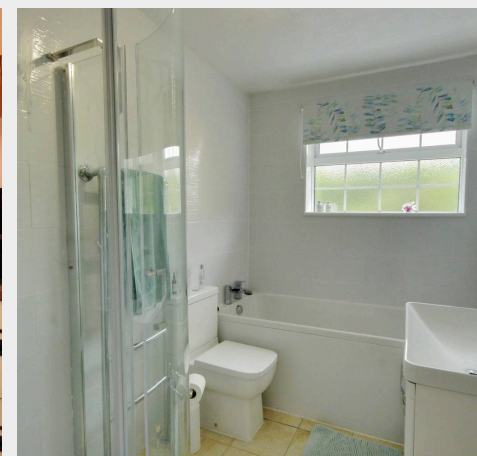
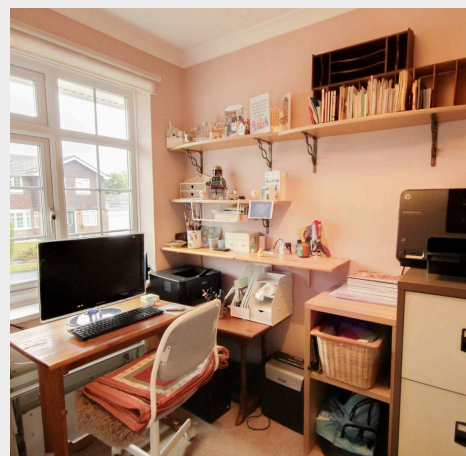
Railway station 0.7 miles

Town centre 1.0

A23 Bolney 5.5

Gatwick Airport 14

Central London 40

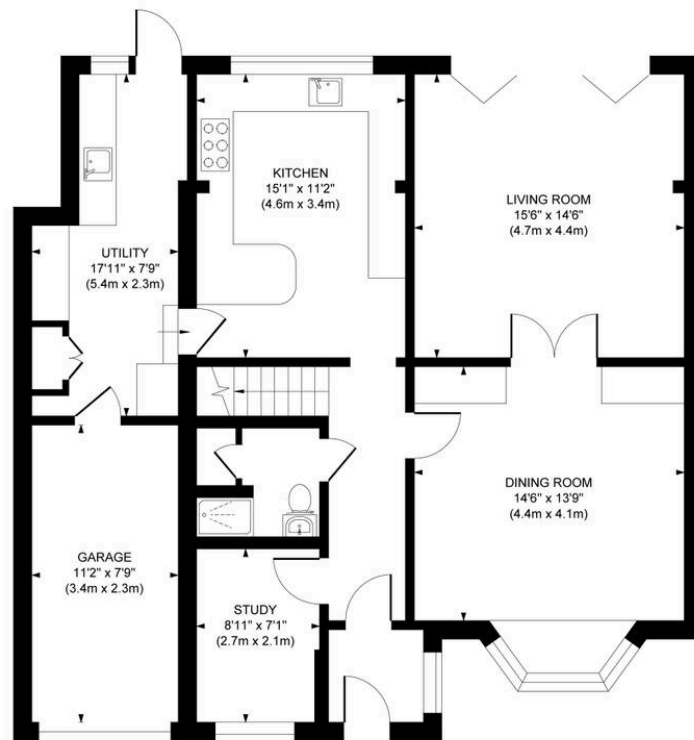


Approximate Gross Internal Area

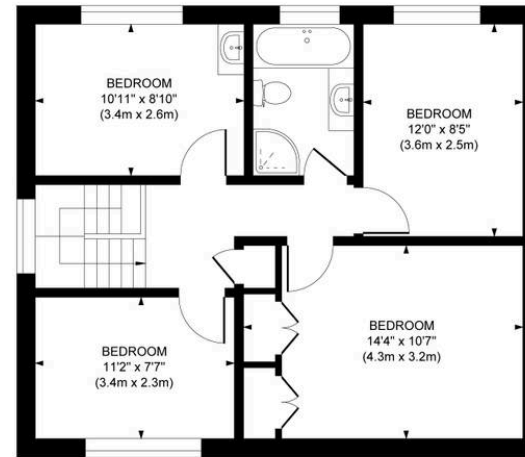
Main House 1558 sq. ft / 144.81 sq. m

Garage 123 sq. ft / 11.50 sq. m

Total 1682 sq. ft / 156.32 sq. m



GROUND FLOOR



FIRST FLOOR

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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