



10 Buckeridge Way, Haywards Heath, West Sussex RH16 4XQ

Guide Price £700,000 - £750,000

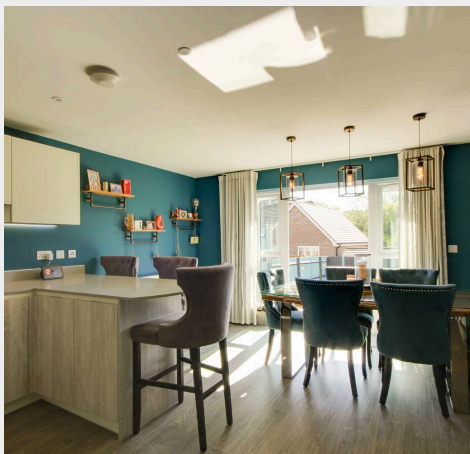


**MANSELL
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A fabulous 4/5 bedroom, 4 bathroom semi-detached town house of almost 2000 ft.²/185 m² on a south facing corner plot within this popular new development on the southern side of town, close to countryside and within the Warden Park Secondary Academy School catchment area.

- Impressive & well-designed home of 2000 ft.²
- Popular modern development near countryside
- Landscaped 38' x 32' south facing rear garden
- Private driveway parking
- 22' x 10' attached garage
- Entrance hall, cloakroom, study/bedroom 5
- Fully equipped kitchen/living room with stone worktops, appliances and doors onto rear terrace
- South facing first floor living room with views
- 4 large double bedrooms & 4 bath/shower rooms
- Warden Park Secondary Academy School catchment area
- Internal viewing highly recommended
- Estate Charge: £357.59 for the current year
- HML Property Management (www.hmlgroup.com)
- EPC rating: B – Council Tax Band: F

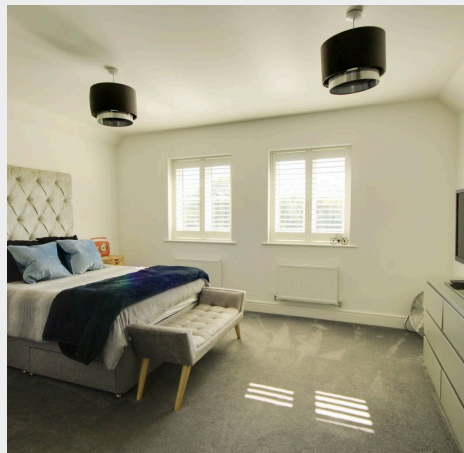


Buckeridge Way is located off Rocky Drive which in turn is situated off Rocky Lane on the town's southern edge. Rocky Lane (A272) provides swift vehicular access around the town and out to the A23 to the west. There are a series of paved footpaths giving swift pedestrian access through to the town centre and Bolnore Village and its protected woodland providing some wonderful walks. The town has an extensive range of shops, stores, restaurants, cafes and bars and a leisure centre. Schools are well represented throughout the town and children from this side of town generally fall into the catchment area for Warden Park secondary Academy in neighbouring Cuckfield. There is also a 6th form college. The local area is also well served by numerous excellent independent schools, most of which provide a school bus service with pick up points close by. Open countryside is close by and there are several beauty spots within a short drive including both Ditchling and Chailey common nature reserves, the Ashdown Forest and the South Downs National Park.

Distances in approximate miles (on foot/car/train)

Schools: St Wilfrid's Primary 1.2, Warden Park Primary Academy 1.4, St Joseph's Primary 1.2, Warden Park Secondary Academy in Cuckfield 2.3, Oathall Community College in Lindfield 2.2, St Paul's RC Academy 4.2

Stations: Haywards Heath 2.2 providing fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins), Wivelsfield 2.0 A23 at Bolney 5.7, Gatwick Airport 15, Brighton Seafront 14





Approximate Gross Internal Floor Area 2288 sq. ft / 212.55 sq. m (Including Garage)

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited.

Mansell McTaggart Haywards Heath

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