



8 The Oaks, Haywards Heath, West Sussex RH16 3ST
GUIDE ... £600,000-£650,000





A well-presented 4 bedroom, 2 bathroom detached house built in the 1980s with a 45' max x 35' (average) rear garden tucked away in a cul-de-sac in the popular Northlands Wood area close to countryside on the Haywards Heath/Lindfield borders close to good schools and the hospital.

- 4 bedroom, 2 bathroom family home of 1470 sq ft close to countryside
- Driveway parking and single garage
- 45' max x 35' (average) rear garden
- New 'Wren' kitchen added in 2022
- Sitting room, dining room and conservatory
- Quiet cul-de-sac in Northlands Wood area
- On the Lindfield borders and close to the Snowdrop Pub/Restaurant
- Close to excellent primary school (0.4 miles), medical surgery and Tesco Express
- 0.85 miles to Princess Royal Hospital
- 1 mile walk to Lindfield's Picturesque Village High Street
- EPC rating: D - Council Tax Band: F



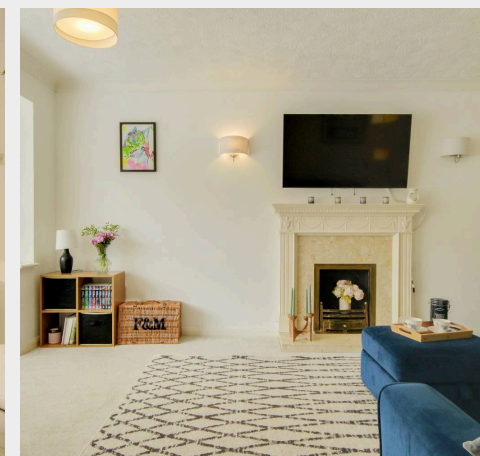
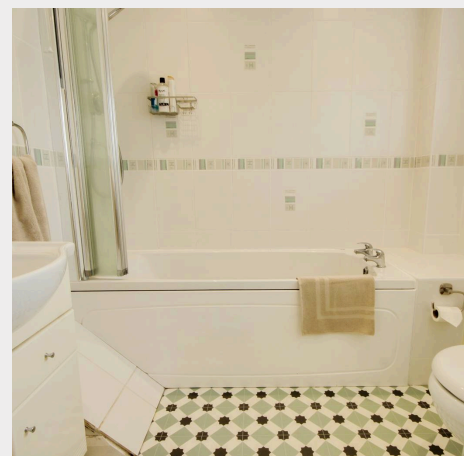
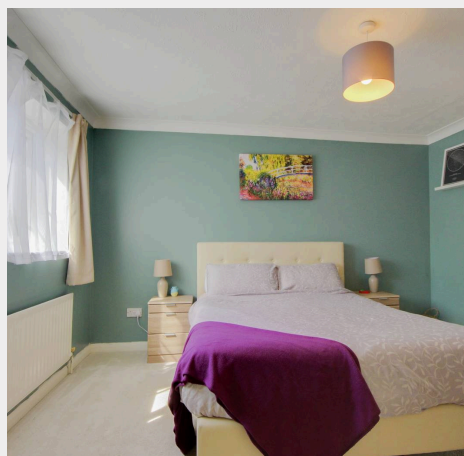
The Oaks is a cul-de-sac just off Marlow Drive which, in turn, is located off Beech Hill within the popular Northlands Wood area on the town's south/eastern outskirts. This area is particularly popular with families as there is a very good primary school close by and and those working at the Princess Royal Hospital, which is within a 15 minute walk. There is also a medical centre, pharmacy and Tesco Express store within a 10 minute walk and an alleyway from the cul-de-sac leads through to Snowdrop Lane where there is a popular pub/restaurant and open countryside.

The picturesque village of Lindfield is close by where there is a picturesque High Street with a traditional range of shops, boutiques and good pubs, duckpond and large common which hosts several events throughout the year. A regular bus service runs close by linking with the town centre, hospital and railway station.

The town has an extensive range of shops, leisure centre and 6th form college. Children from this side of town generally fall into the catchment area for Oathall Community College in Lindfield with its farm.

Distances on foot/car/rail in approximate miles:

Northlands Wood Primary School 0.4, Princess Royal Hospital 0.85, Railway Station 1.8 (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins), Oathall Community College 1.3, A23 at Bolney 6.8, Gatwick Airport 17, Brighton seafront 17

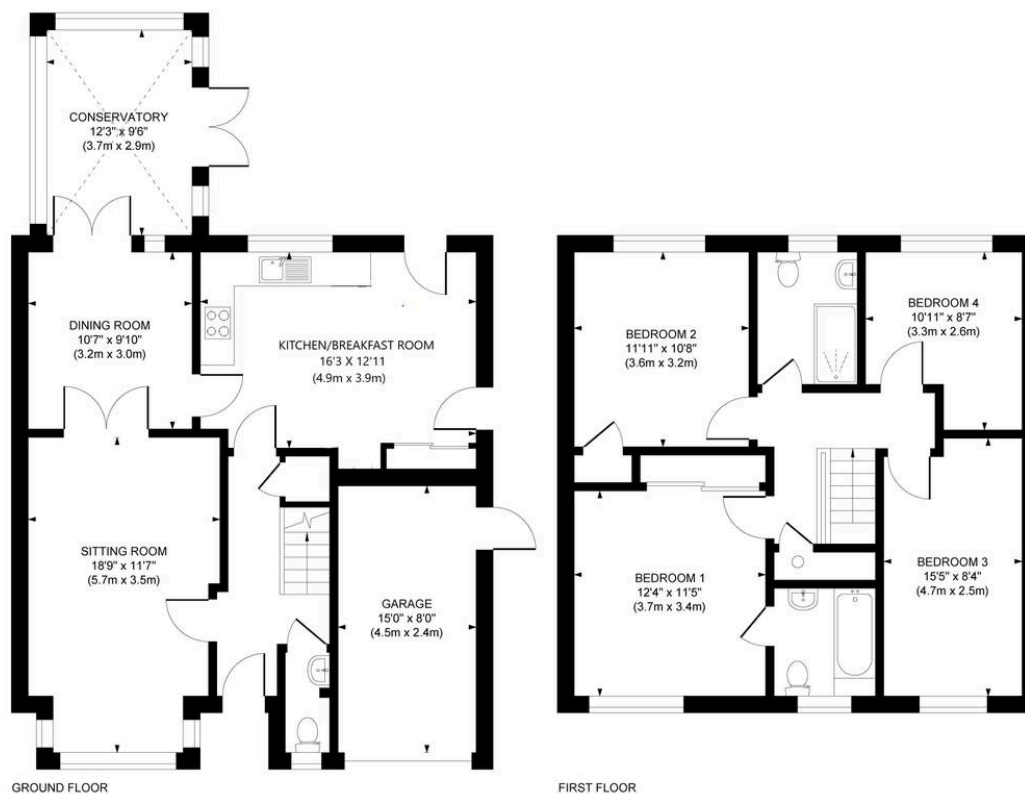


Approximate Gross Internal Area

Main House 1470 sq. ft / 136.60 sq. m

Garage 124 sq. ft / 11.48 sq. m

Total 1594 sq. ft / 148.08 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.

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