



16 Birch Way, Haywards Heath, West Sussex RH17 7SG

Guide Price £650,000 – £675,000

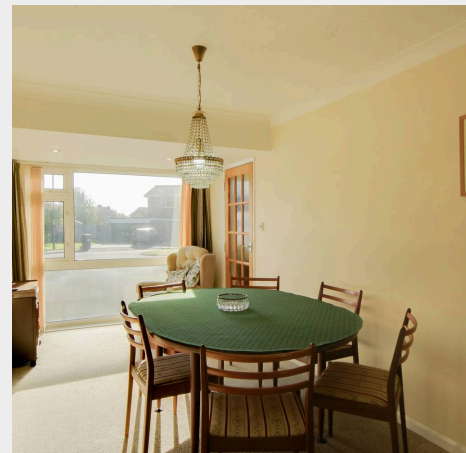


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A detached 4 bedroom house with 3 reception rooms tucked away in a quiet cul-de-sac on the town's south/eastern edge close to the hospital, countryside and a soon to be built new primary school. For sale with no onward chain.

- Very well cared for detached family home
- Immaculate throughout
- Would benefit from updating
- Lounge, separate dining room, conservatory
- Good size kitchen, utility room, cloakroom
- Plenty of private driveway parking
- Single garage
- 48' wide by 34' deep rear garden
- Great potential for extending if required STPP
- Brand new primary school to be built off Hurstwood Lane
- Short walk to the hospital and countryside
- For sale with immediate vacant possession
- Council Tax Band 'F' and EPC 'C'



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 town also has a 6th form college and leisure centre.

The nearest primary school is Northlands Wood 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.

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

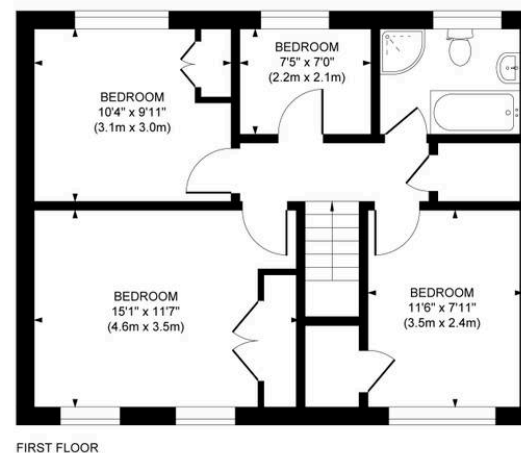
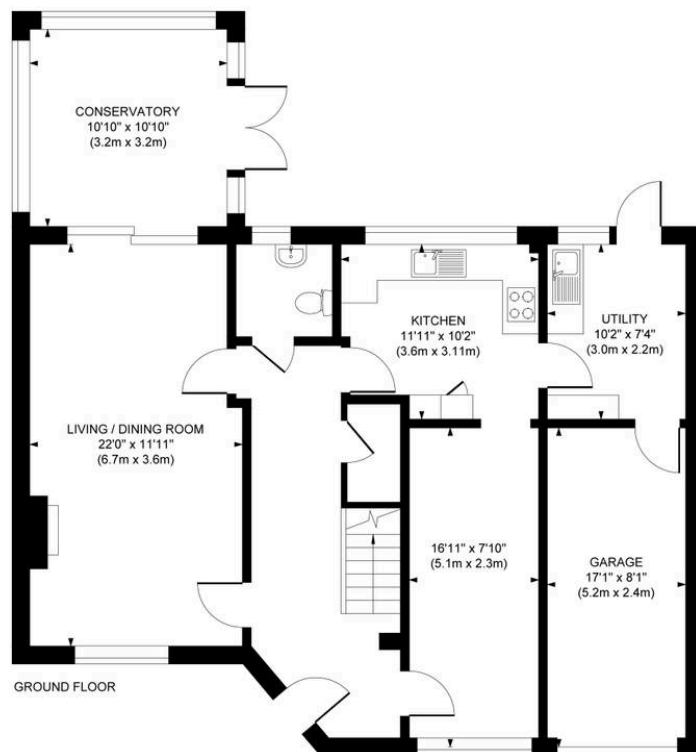
Distances: on (foot/by car/rail)

Northlands Wood Primary School 1 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
1575 sq. ft / 146.35 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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