



12 Orchid Park, Haywards Heath, West Sussex RH16 3JF

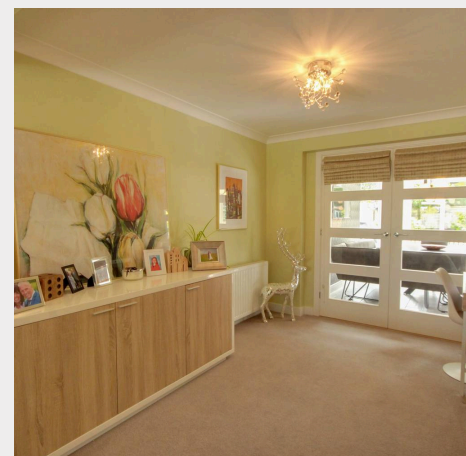
Guide Price £650,000 – £675,000

**MANSELL
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A beautifully presented and recently extended 4 double bedroom detached family home with a south facing garden tucked away in a cul-de-sac within the Northlands Wood area on the town's south eastern edge close to an excellent primary school, countryside and within walking distance of Lindfield Village and the hospital

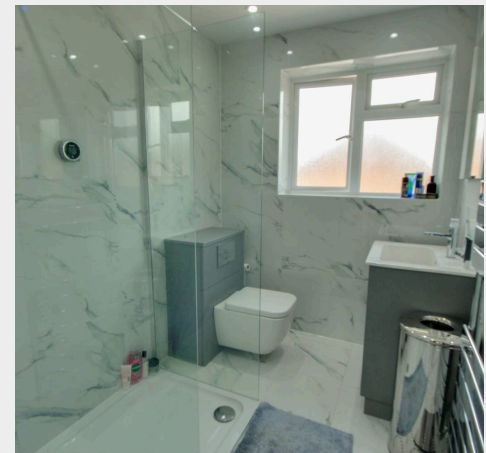
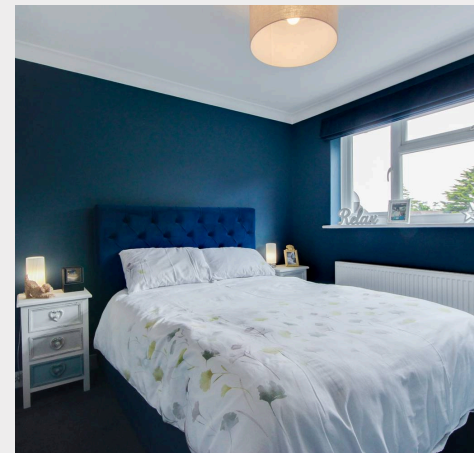
- A truly beautiful home in showhouse order
- Numerous improvements & enlargement
- Fabulous open plan kitchen/living area with integrated appliances
- Lounge/dining room, utility, cloakroom
- Master bedroom with bespoke wardrobes and shower room
- 3 further double bedrooms & family bathroom
- 47' x 28' south facing rear garden
- Easy walk to hospital (alley way to Lewes Road)
- Close to countryside & Snowdrop inn pub/restaurant
- 5 min walk to Northlands Wood Primary School
- EPC rating: C - Council Tax Band: E



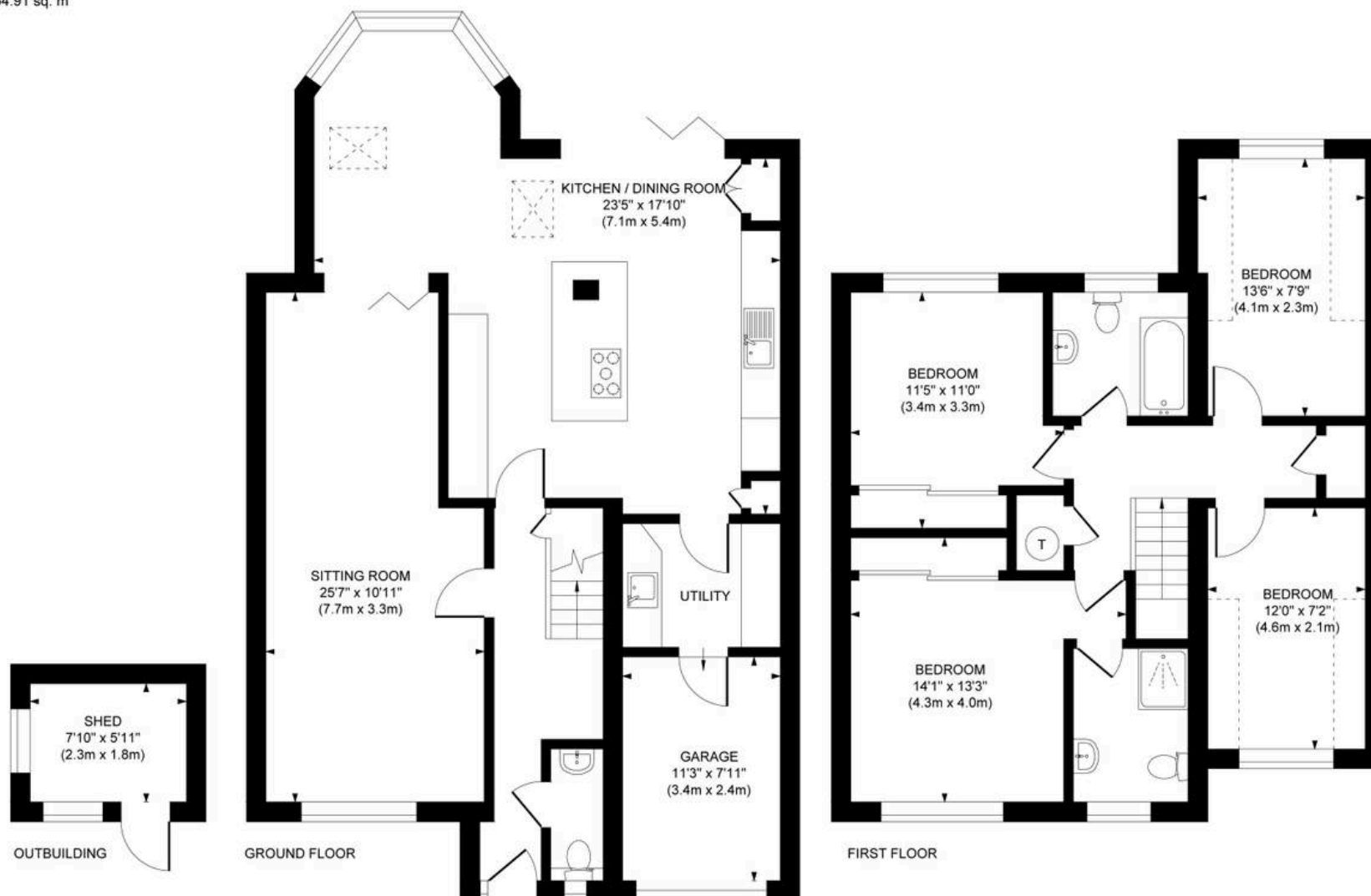
Orchid Park is situated off the end of Charlesworth Park, which in turn is located off Marlow Drive within the very popular Northlands Wood Area on the town's south/eastern outskirts. This established residential area is particularly popular with families and those working at the hospital.

The property is very close to the highly regarded Northlands Wood primary school and within a 15 minute walk of the hospital. Nearby facilities include the excellent primary school, a Tesco express store, the Northwood Medical Practice and Pharmacy. Countryside is close by and the quaint Snow Drop Inn pub is within a 10 minute walk. An alleyway and footpath leads from Charlesworth Park through to the Lewes Road which makes walking to the hospital far quicker and with no hills. Children from this side of town go onto Oathall Community college with its farm. The town also has a 6th form college and leisure centre. The picturesque Village of Lindfield is within a 15–20 minute walk with its traditional High Street, large common and a good range of shops/pub/restaurants. Haywards Heath town centre is just over a mile on foot whilst a bus service runs close by linking with the town, the neighbouring district and the railway station which is just over 2 miles by car.

By road, access to the major surrounding areas can be easily gained via the A272 and A/M23, The latter lying about 7 miles to the West at Bolney or Warninglid.



Outbuildings 40 sq. ft / 4.02 sq. m
Total 1666 sq. ft / 154.91 sq. m



Mansell McTaggart Haywards Heath

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