



3 Aspen Walk, Haywards Heath, West Sussex RH16 3RB

Guide Price **£400,000-£425,000**



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A 3 bedroom semi-detached house quietly tucked away on a walkway between two cul-de-sacs in the popular Northlands Wood area close to an excellent primary school, local shops, the hospital and within easy walking distance countryside and Lindfield Village.

- 3 bed semi-detached house in quiet setting
- Close to Northlands Wood Primary School
- 10 minute walk to the Hospital
- Front & 38' south/west facing rear garden
- Garage with parking space close by
- Entrance hall, downstairs cloakroom, kitchen
- L-shaped lounge/dining room, conservatory
- 3 bedrooms and bathroom
- Short walk to The Snowdrop Inn pub
- 20 minute walk to Lindfield Village
- EPC rating: C - Council Tax Band: D



Aspen Walk is a quiet walkway that runs between Aspen Close and Rowan Close off Beech Hill almost opposite Northlands Wood primary school on the town's south/eastern edge. Other local facilities include a Tesco Express, medical surgery and pharmacy and is close to open countryside and The Snowdrop Inn. A regular bus service runs along Northlands Avenue linking with the town centre, railway station and neighbouring districts. Children from this side of town generally go onto Oathall Community college with its farm in Lindfield which is about 1.2 miles on foot, whilst the town centre is about 1 mile distant and the railway station 1.8 miles. The town also has a 6th form college and leisure centre.

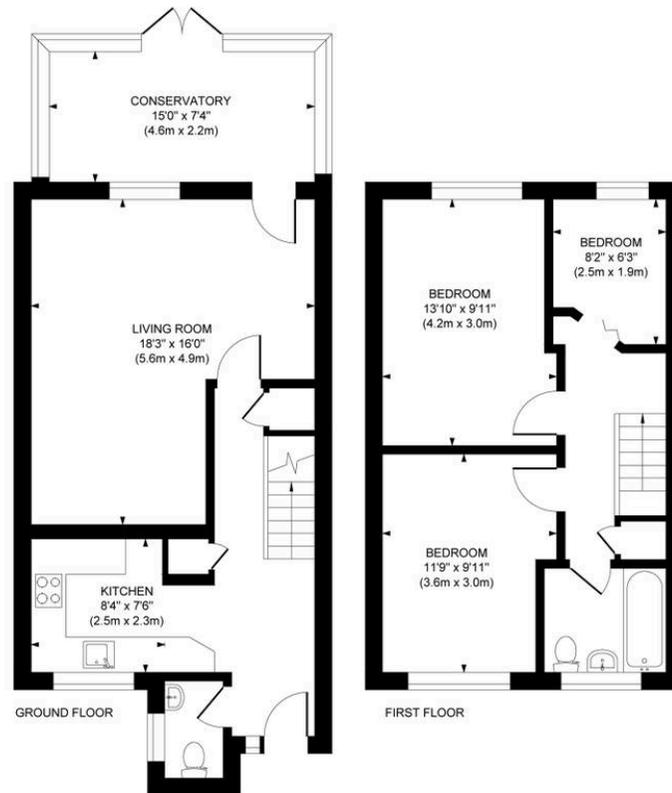
By road, access to the major surrounding areas can be gained via the B2112, A272 and the A/M23, the latter lying approximately 7 miles to the west at Bolney or Warninglid or 9 miles to the north at Maidenbower (Junction 10a). The A272/relief road gives far swifter access out to the west and A23.

Distances: approximate miles on foot/car:

Northlands Wood Primary School 150 yards,
Northlands Wood Surgery & Tesco Express 0.2,
Oathall Community College 1.2, Warden Park
Secondary Academy 3.0, Haywards Heath Railway
Station 1.7 - providing fast commuter links to London
(Victoria/London Bridge 47 mins), Gatwick Airport (15
mins) and the South Coast (Brighton 20 mins).



Approximate Gross Internal Area
1010 sq. ft / 93.86 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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