



17 Northlands Avenue, Haywards Heath, West Sussex RH16 3RT

Guide Price £375,000 – £400,000



**MANSELL  
McTAGGART**  
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A 3 bedroom semi-detached house in need of some modernisation with a 52' x 20' fully enclosed rear garden with large shed and garage en-bloc behind situated in the popular Northlands Wood area of town close to the hospital, excellent local primary school, shops and within walking distance of the town centre and Lindfield Village

- 3 bedroom semi-detached house
- Bigger than average garden (52' x 20')
- For sale with no onward chain
- Garage en-bloc behind - Big timber shed
- Double aspect lounge/dining room
- Very clean and tidy throughout
- Would require some modernisation
- 0.4 mile walk to Princess Royal Hospital
- 0.2 mile walk to Northlands Wood Primary
- On a bus route to town centre and station
- 20 Minute walk to Lindfield High Street
- EPC rating: E - Council Tax Band: D



## Location

The property is tucked away up a pedestrian walkway between Northlands Avenue and Rowan Close, surrounded by properties of similar style and age, forming part of the popular Northlands Wood area close to the excellent local primary school on the town's south eastern outskirts. The area is particularly popular with families and those working at the Princess Royal Hospital (0.5 miles distant).

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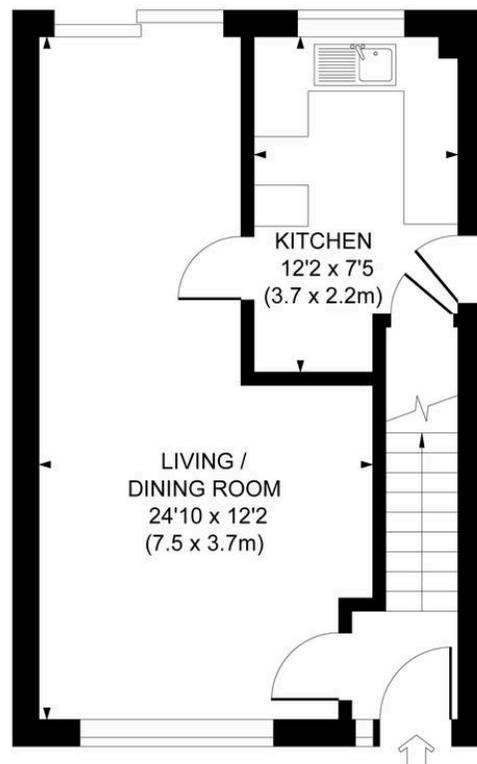


**Approximate Gross Internal Area**

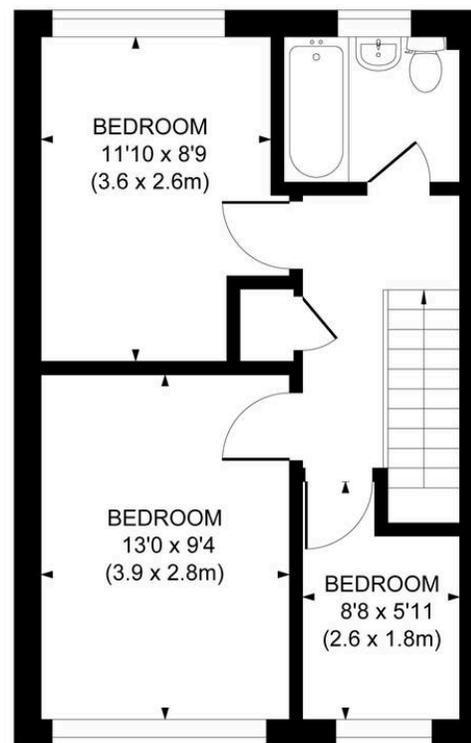
Ground Floor 381 sq. ft / 35.38 sq. m

First Floor 381 sq. ft / 35.38 sq. m

Total 762 sq. ft / 70.76 sq. m



GROUND FLOOR



FIRST FLOOR

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.

## Mansell McTaggart Haywards Heath

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