



## Roddick Walk, Haywards Heath

Guide Price £400,000

# Roddick Walk

Haywards Heath,

Henry Adams are delighted to present to the market this spacious two double bedroom semi detached home, positioned on the enviable Wychwood Park Estate on the Southern side of Haywards Heath Town Centre. The property is presented to the market in superb condition and would make an ideal family home.

Internally, the property comprises of an entrance area, leading through to an incredibly spacious open plan living area. To the front, there is an inviting lounge area, leading through to a modern kitchen / diner. The kitchen offers ample work top and storage space, with space for plenty of white goods, including an American Style Fridge Freezer. To the rear, there is a convenient rear lobby for storage and access to a well presented W.C.

On the first floor, the properties spacious theme continues with a large master bedroom to the front, with built in storage and space for a dressing area. Whilst to the rear, there is an equally spacious second double bedroom offering superb views over the south downs. The accommodation is complete with a modern family bathroom, boasting both bath and shower facilities.

Externally, there is a larger than average rear garden, offering a large lawn area, a decked area and gated rear access. With the rear access leading to two allocated parking spaces.









Situated in this popular residential location, there is easy access to Haywards Heath town centre with a variety of Shops, Supermarkets and Cafes. There is also a range of transport links within easy reach, which include both Haywards Heath & Wivelsfield train station.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

**Entrance Area**

**Lounge**

**Kitchen /Diner**

**Rear Lobby**

**WC.**

**First Floor Landing**

**Bedroom 1**

**Bedroom 2**

**Family Bathroom**





GROUND FLOOR



FIRST FLOOR



## Roddick Walk

Approximate Area = 829 sq ft / 77.0 sq m

Total = 829 sq ft / 77.0 sq m

For identification only - not to scale



## Henry Adams – Haywards Heath

Henry Adams HRR Ltd, 1 Park Parade,, Haywards Heath – RH16 4LX

01444 458380

[haywardsheath@henryadams.co.uk](mailto:haywardsheath@henryadams.co.uk)

[www.henryadams.co.uk/](http://www.henryadams.co.uk/)

Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.