



**65 Wood Ride, Haywards Heath, West Sussex RH16 4NL**

Guide Price £600,000–£625,000 ... Freehold



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A 3 bedroom detached house with a 77' x 32' rear garden offering tremendous potential for various extensions if required and situated at the southern end of this desirable road within a short walk of Ashenground Woods, Victoria Park, the Town Centre and just 1 mile from the railway station.

- Detached 3 bedroom house on large plot
- Immaculate, neutral decor throughout
- Desirable neighbourhood close to town centre
- 1 mile walk to the railway station
- Great potential for extending STPP
- Long driveway and detached garage
- Front and 77' long rear garden
- Bay fronted living room
- Huge kitchen/dining room at rear
- 3 bedrooms (2 doubles & 1 single)
- Close to ancient Woodland and Victoria Park
- EPC rating: C - Council Tax Band: E



The property is situated at the southern end of Wood Ride on the town's southern side. This established residential area is particularly popular with families and commuters as it is ideally placed within a walk of several schools, the town centre, Victoria Park, glorious woodland and a mile of the railway station on foot via Victoria Park. The town has an extensive range of shops, stores, restaurants, cafes and bars, a leisure centre and numerous sports clubs. Schools are well represented and the property is within walking distance of several primary schools including St Wilfrid's, St Joseph's and the Warden Park Primary Academy. A little further on is the Bolnore Village Primary School, which is within a very pleasant walk through the Woods. Children from this side of town go onto Warden Park Secondary Academy in neighbouring Cuckfield. Ashenground and Bolnore Woods provide some wonderful walks and the local area has numerous beauty spots including both Ditchling and Chailey Common nature reserves, the Ashdown Forest and the South Downs National Park. By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying about 5.5 miles to the west at Bolney or Warninglid.

**Distances in approximate miles on foot :**

Bolnore Village Primary (0.7), St Wilfrid's C of E Primary (0.85), Warden Park Primary Academy (0.85), St Joseph's RC (0.75), Warden Park Secondary Academy (1.8), Oathall Community College (1.3), St Pauls R C Secondary College (3.5), Haywards Heath Mainline Railway Station (1) - fast commuter services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).



**Approximate Gross Internal Area**

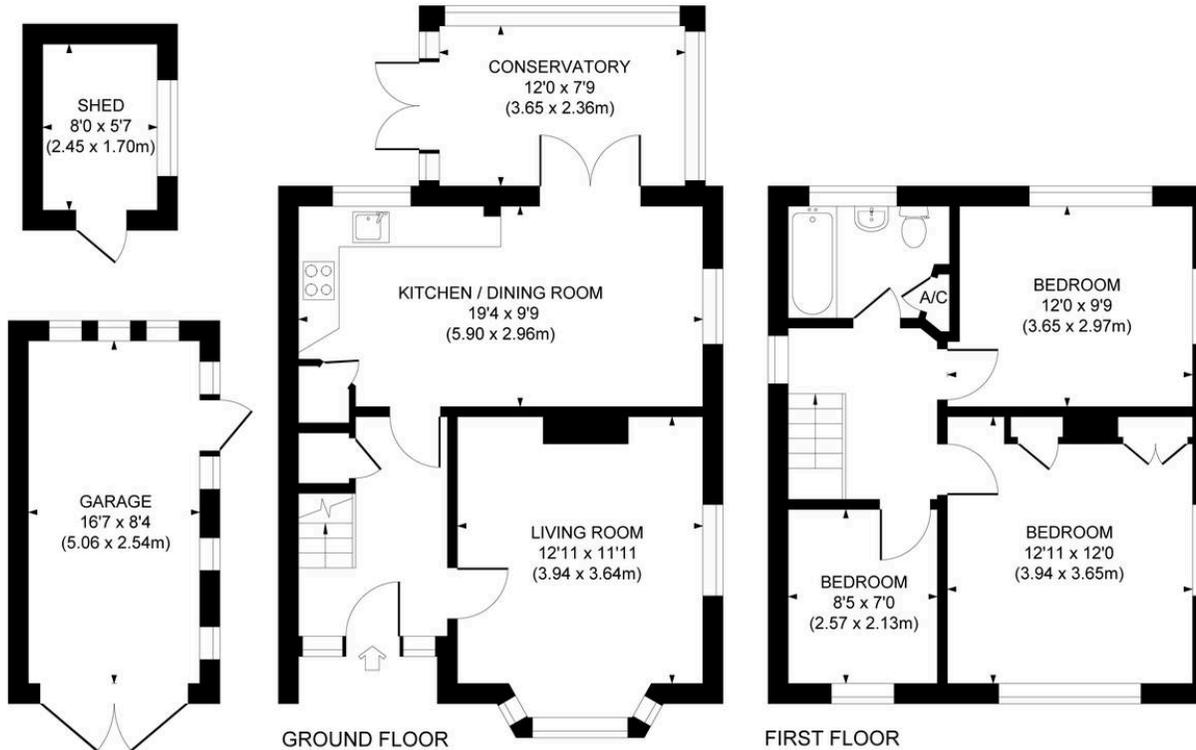
Ground Floor 552 sq. ft / 51.27 sq. m

First Floor 455 sq. ft / 42.30 sq. m

Garage 138 sq. ft / 12.85 sq. m

Shed 45 sq. ft / 4.16 sq. m

Total 1,190 sq. ft / 110.58 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.

## Mansell McTaggart Haywards Heath

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