



46 Blunts Wood Road, Haywards Heath, West Sussex RH16 1NB

Guide Price £850,000-£900,000 ... Freehold



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An attractive 4 bedroom detached family home quietly situated in a cul-de-sac in one of the most desirable neighbourhoods on the town's western side close to the Blunts Wood nature reserve and within walking distance of the most popular local schools and just 0.7 miles from the railway station.

- Detached home in prime west side location
- 0.7 mile walk to the railway station
- 15 mins walk to best schools
- Owned by the same family since built in 1976
- One of the most desirable neighbourhoods in the town
- Private driveway parking and single garage
- 55' x 55' fully enclosed rear garden
- Living room with fireplace, dining room & study
- Kitchen, utility room and downstairs cloakroom
- 4 bedrooms, family bathroom and en-suite shower room to master bedroom
- EPC rating: D - Council Tax Band: G



The property is situated in a cul-de sac in Blunts Wood Road on the highly sought after western side of town, which is particularly popular with families due to its proximity to Harlands Primary School in Penland Road and also Warden Park Secondary Academy in the adjoining village of Cuckfield (easily accessed on foot via Blunts Wood & Paiges Meadow Nature Reserve). It is also ideal for commuters as there are various alleyways and shortcuts on foot to the railway station which is within 0.8 miles/15 mins walk. There are also shortcuts to the town centre where there is an extensive range of shops, restaurants cafés and bars. Also within walking distance is the 6th form College, the leisure centre, Sainsbury's and Waitrose.

By road, access to the major surrounding areas can be swiftly gained via the Balcombe Road, A272 and A/M23, the latter lying about 5 miles to the west at Bolney or Warninglid or 8 miles to the north at Maidenbower/J10A.

**Distances: (approx miles on foot, car, train)**

Haywards Heath Railway Station: 0.7 - providing fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins and Brighton (20 mins) Harlands Primary School: 0.8 Warden Park Secondary Academy: 0.9

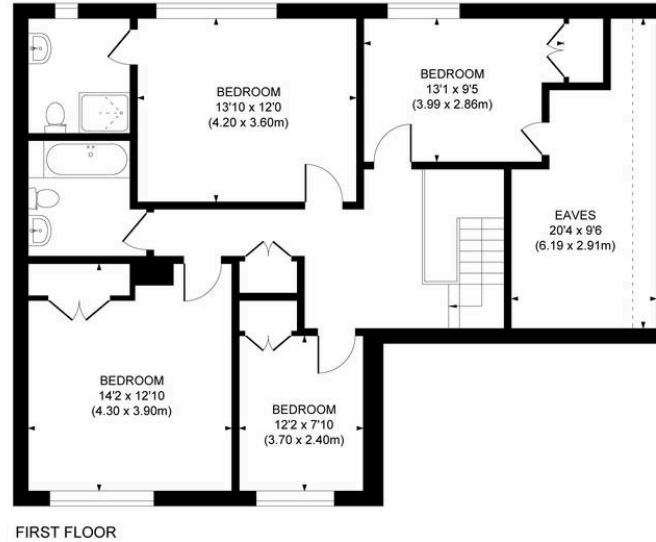
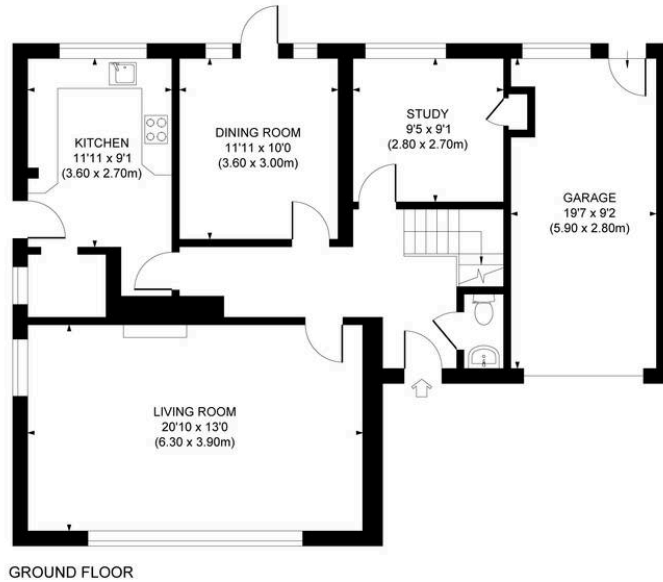


**Approximate Gross Internal Area**

Main House 1,636 sq. ft / 151.99 sq. m

Garage 179 sq. ft / 16.68 sq. m

Total 1,815 sq. ft / 168.67 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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