



22 Ashenground Road, Haywards Heath, West Sussex RH16 4PP

Guide Price £650,000 – £675,000

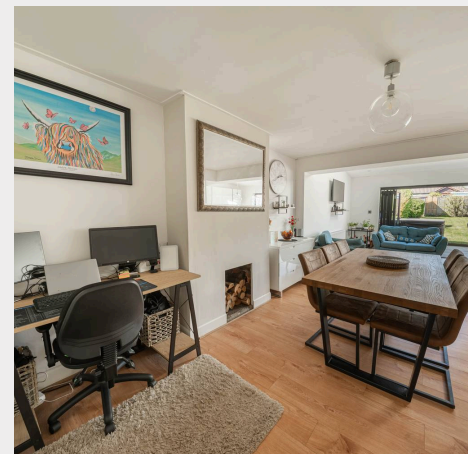


**MANSELL
McTAGGART**
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A 4 bedroom semi detached house with a 73' x 26' fully enclosed rear garden presented in lovely order and having the benefit of an amazing family sized kitchen/living area with doors leading onto the rear garden in this established residential area to the south of the main town centre and within walking distance of several schools, the hospital and just a 1.1 mile walk to the railway station.

- Character home in residential area
- Easy walk to town, schools and hospital
- 4 generous bedrooms & 2 bath/shower rooms
- Sitting room with fully working open fireplace and media wall
- Enormous kitchen/living area with lounge/kitchen/dining area and partly vaulted ceiling with bifold doors leading onto the rear garden
- Ground floor cloakroom, separate utility room
- Fully enclosed rear garden
- EV charging point
- 1.1 mile walk to the railway station
- Internal viewing highly recommended
- EPC rating: D - Council Tax Band: E



The property is located towards the eastern end of Ashenground Road which is located just to the south of the main town centre. Ashenground Woods is close by providing some wonderful walks and the property is also close to Victoria Park. The town centre is within a 5/10 minute walk where there is an extensive range of shops and stores whilst the trendy Broadway is a little further on with its numerous restaurants, cafes and bars. There are 3 primary schools within a 10/15 minute walk and children from this side of town fall into the catchment area for Warden Park Secondary Academy in neighbouring Cuckfield although some children also go to Oathall Community college with its farm in in Lindfield, which is a little closer.

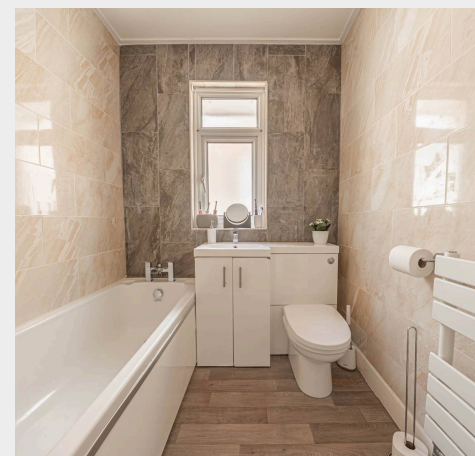
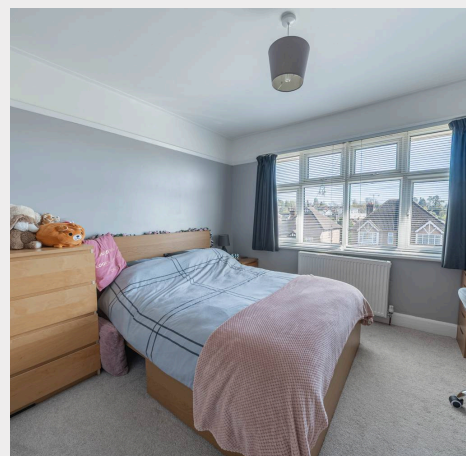
By road, access to the major surrounding areas can be swiftly gained via the A272 and A/M23 which lies about 6 miles to the west at Bolney or Warninglid.

Distances (approx miles on foot/car/train):

Primary schools: St Wilfrid's 0.6, St Joseph's RC 0.5, Warden Park Academy 0.7 **Secondary Schools:** Oathall Community College 1.3, Warden Park Academy 2.1, St Paul's RC in Burgess Hill 5.9

Railway Station 1.1 (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins)

Gatwick Airport 14, Brighton 14, A23 – Bolney 6

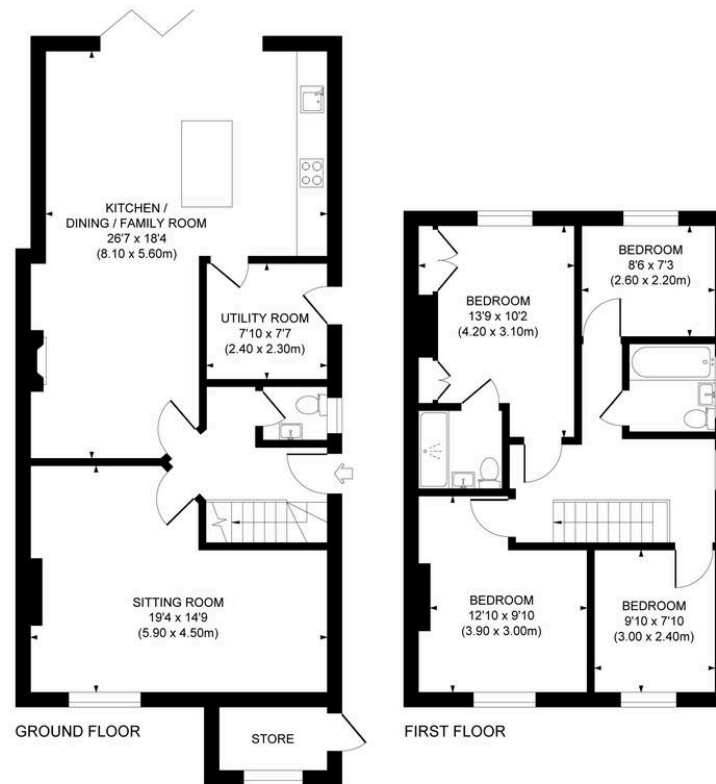


Approximate Gross Internal Area

Main House 1,385 sq. ft / 128.68 sq. m

Store 29 sq. ft / 2.69 sq. m

Total 1,414 sq. ft / 131.37 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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