



## Larch Way, Haywards Heath

Offers in Region of **£275,000**

# Larch Way

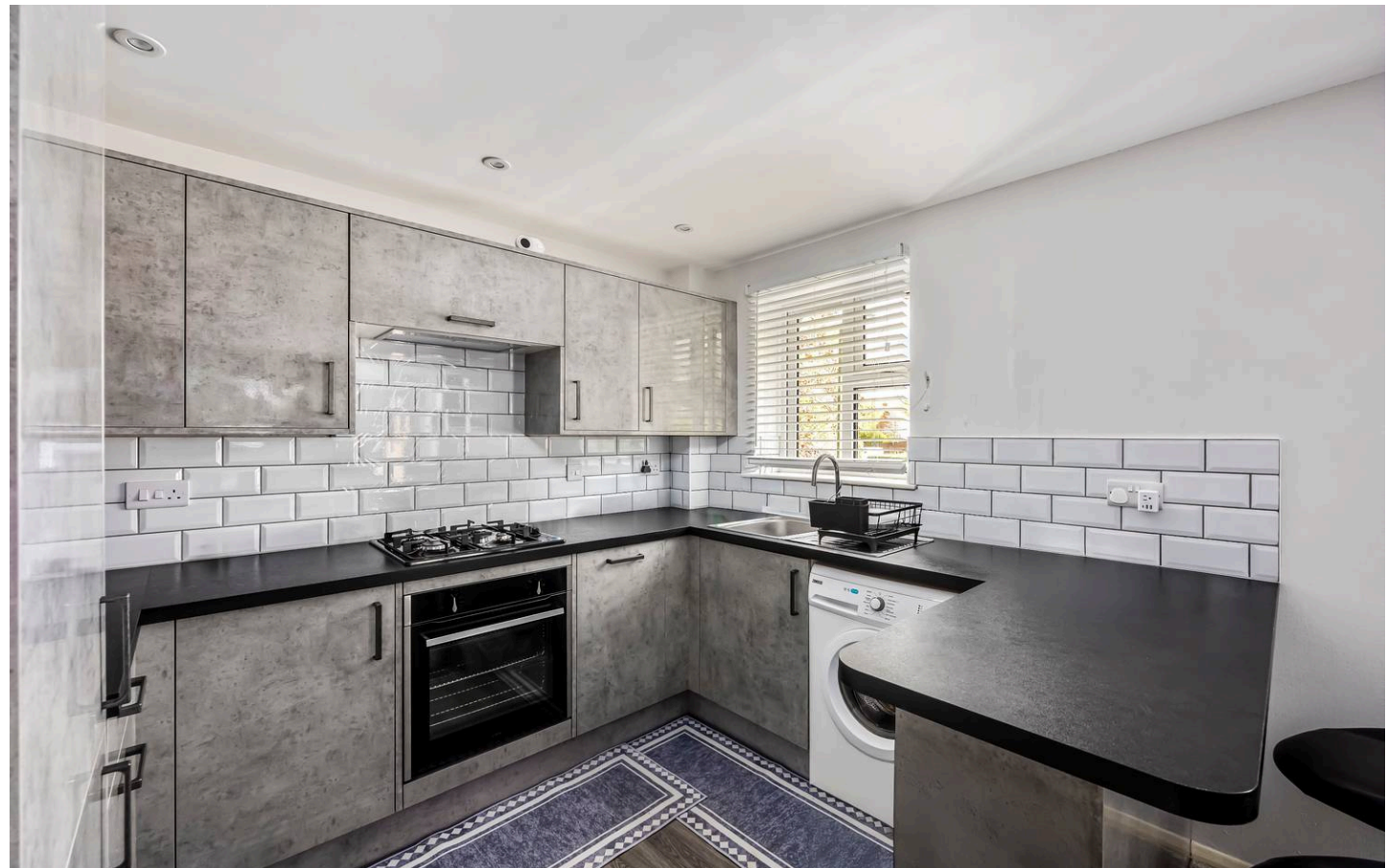
## Haywards Heath

Henry Adams are pleased to offer to the market this incredibly modern and spacious two bedroom first floor maisonette, situated in an enviable cul de sac with the popular Northlands Wood area of Haywards Heath.

The property has recently undergone significant improvements throughout, which include a recently laid driveway to the front, making for an ideal first time purchase.

The property is accessed by its own front door and staircase, leading to a landing taking you into a stunning large open-plan living space, benefitting from a fantastic media wall, and windows to the rear, flooding the room with light and overlooking Walnut Park. The recently fitted kitchen has ample storage throughout and a range of integrated appliances. There is also a large bar area, creating an ideal social space.

In addition to this, there is a spacious master bedroom with a range of fitted wardrobe space, and a good sized second bedroom with built in wardrobes. There is also a stunning family bathroom, with a white suite complete with both bath and shower facilities.





With *God* Always provide







Externally, there is an attractive front driveway with off road parking for multiple cars. There is also a garage en bloc to the side of the property.

Situated in this popular residential location, there is easy access to local shops, Ofsted rated schools and the local hospital. Both Haywards Heath Town Centre & Lingfield High Street are both also within easy reach

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

**Ground Floor Entrance**

**First Floor Landing**

**Kitchen**

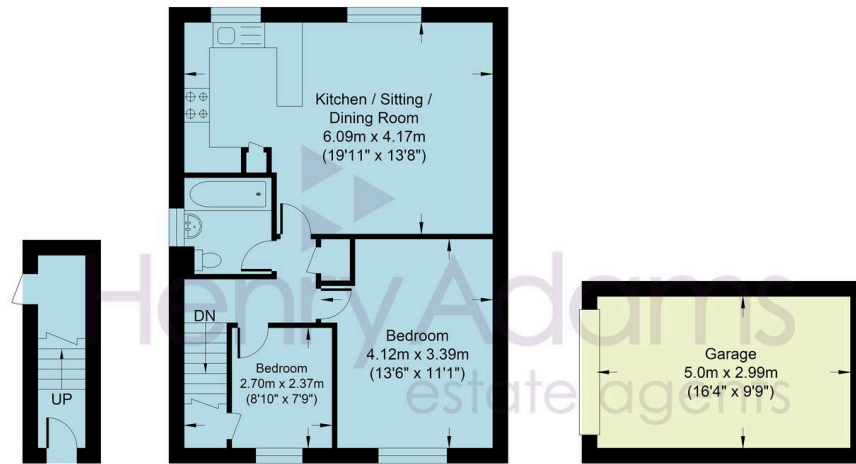
**Lounge**

**Bedroom One**

**Bedroom Two**

**Family Bathroom**





GROUND FLOOR

FIRST FLOOR

GARAGE



## Larch Way

Approximate Area = 588.46 sq ft / 54.67 sq m

Garage = 160.92 sq ft / 14.95 sq m

Total = 749.38 sq ft / 69.62 sq m

For identification only - not to scale



## Henry Adams – Haywards Heath

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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.