



24 Hurstfield Crescent, Haywards Heath, West Sussex RH17 7GG

Guide Price £675,000-£700,000

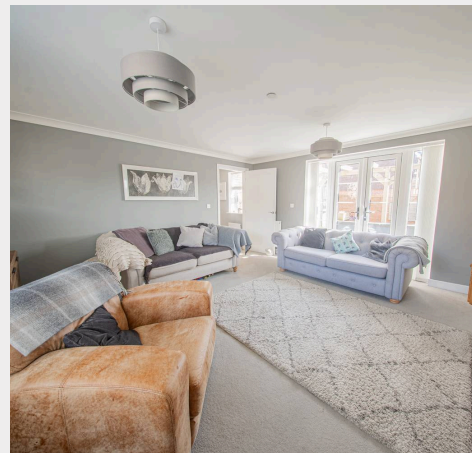


**MANSELL  
McTAGGART**  
Trusted since 1947



An immaculate 4 double bedroom detached house occupying one of the largest plots on this popular development on the town's south eastern edge adjacent to open countryside with plenty of driveway parking and a double carport within a short walk of the hospital.

- Big family home on large enclosed plot
- Plenty of parking and double carport
- 38' x 38' south facing rear garden with bike store
- 66' x 17' fully enclosed front garden
- Family sized kitchen/living room leading onto garden
- Separate lounge and dining room/study
- Big master bedroom with en-suite shower room
- All 3 additional bedrooms are double sized
- Within 100 yards of open countryside
- 10-15 mins walk to the hospital
- New primary school to be built in Hurstwood Lane
- Haywards Heath, Wivelsfield & Chailey School catchment area (East & West Sussex borders)
- Built in 2020 by Taylor Wimpey to their Walmesley design
- EPC rating: B - Council Tax Band: F
- Estate charge: The property forms part of a privately managed estate with various play areas and maintained communal areas for which everybody pays towards the upkeep which is £334.00 for the current year
- Managing agents: HML Group



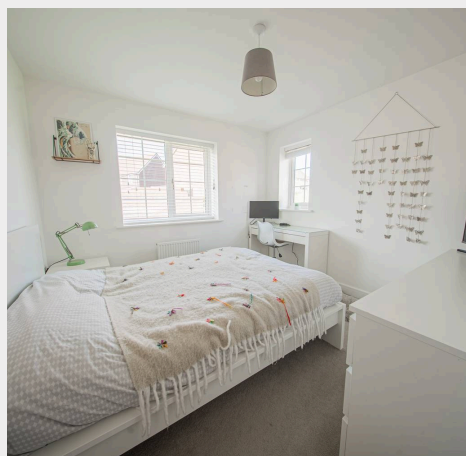
Hurstfield Crescent is located off Greenhill Way and forms part of the recently built Greenhill Gardens development by Taylor Wimpey Homes, located on the town's south/eastern outskirts close to countryside and Colwell Woods.

This side of town is popular with people working at the hospital, and there is going to be a new primary School built close by in the next few years off Hurstwood Lane. There are two primary schools within walking distance including Northlands Wood and St Wilfrid's. Children from this side of town generally fall into the catchment area for Oathall Community College in Lindfield. However, being over the county boundary into East Sussex, children can also go to Chailey Secondary School and Wivelsfield Primary (subject to availability).

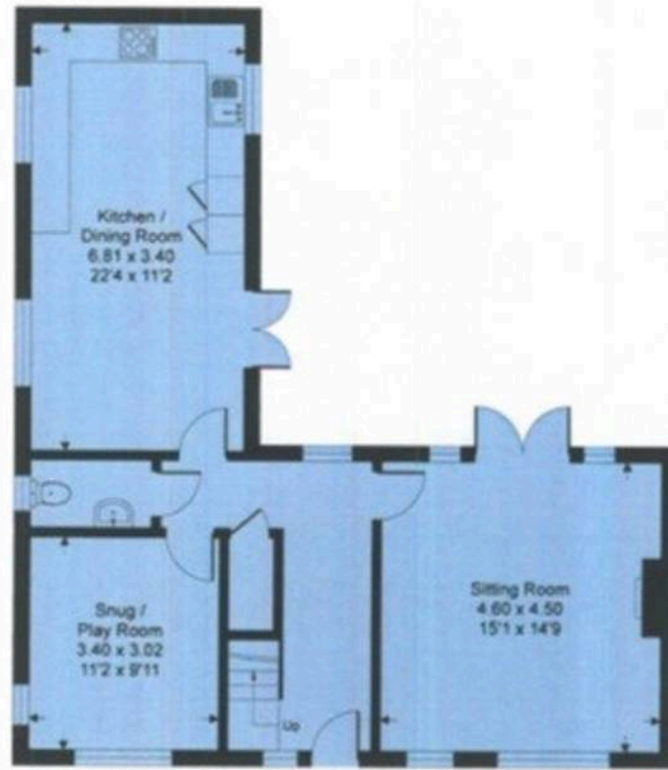
The town centre is just over a mile distant where there's an extensive range of shops, restaurants, cafes and bars. There is also a 6th form college, leisure centre and several supermarkets. The countryside adjoining the development is interspersed with footpaths and bridleways, linking with neighbouring districts and villages.

**Distances in approximate miles:**

Northlands Wood Primary School 1.1, St Wilfrid's Primary School 1.1, Princess Royal Hospital 0.7. Haywards Heath Railway Station 2.7 providing fast commuter service to London (Victoria/London Bridge 45 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).

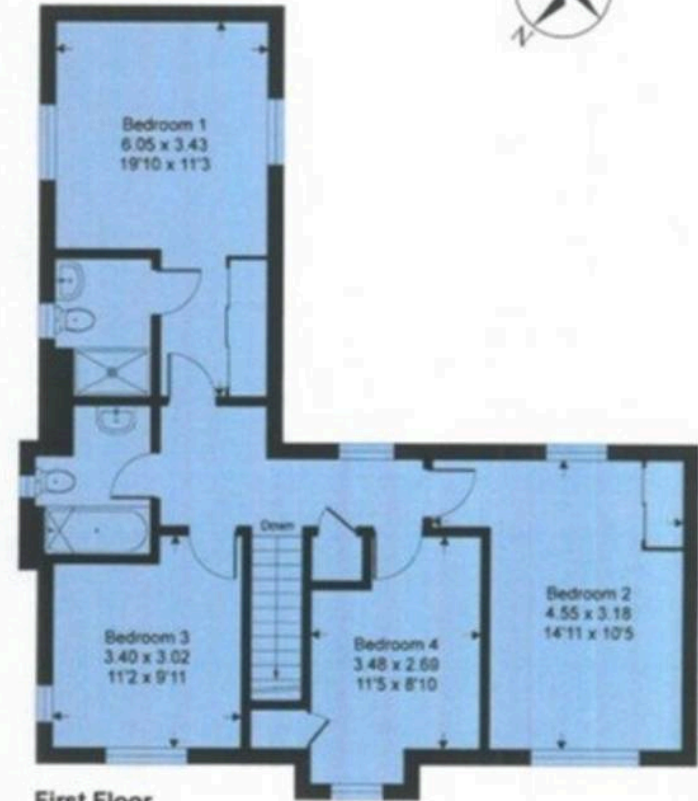


Approximate Gross Internal Area = 142 sq m / 1524 sq ft  
Approximate Garage Internal Area = 16 sq m / 176 sq ft  
Approximate Total Internal Area = 158 sq m / 1700 sq ft



Ground Floor

IN



First Floor

## Mansell McTaggart Haywards Heath

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