



Emily Way, Haywards Heath

In Excess of £425,000

Emily Way

Haywards Heath

GUIDE PRICE: £450,000 - £460,000.

Henry Adams are pleased to present to the market this beautifully presented three bedroom semi detached home, situated in the popular Wychwood Park Development, in the heart of Haywards Heath. The property offers ample accommodation throughout for the family and has been lovingly maintained throughout.

Internally, the property comprises of an inviting entrance hall, with access to a downstairs WC. The hallway leads onto an incredibly spacious kitchen /diner, which has been carefully designed to offer a well equipped kitchen to the front of the property and a spacious dining area alongside this. The kitchen itself boasts a range of integrated appliances, with ample storage space and windows to the front, flooding the room with light. To the rear of the property, there is a warm and welcoming lounge, with patio doors to the rear, providing access to the rear garden.

On the first floor, there is plenty more to offer. The master bedroom is positioned to the rear, with a range of fitted wardrobes and an en-suite shower room with a walk in shower unit. In addition to this, there is a second double bedroom to the front, and a larger than average third bedroom, with a built in wardrobe, ideal as a home office or children's bedroom. The accommodation is complete with an immaculate family bathroom, with both bath and shower facilities.









Externally, there is a tiered rear garden, with gated side access. The garden is laid to astro- turf with a raised patio area. Whilst to the front, there are two allocated parking spaces with further visitor bays close by.

The property is ideally positioned to take full advantage of the A272 relief road, leading to the A23. The popular family development has a playground and bridleways ideal for dog walks and access to the Fox & Hound Pub in Fox Hill. There is also easy access to transport links including the mainline train station and the regular bus service along Rocky Lane for access to the town centre & Princess Royal Hospital.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Entrance Hall

W.C

Kitchen / Diner

Lounge

First Floor Landing

Master Bedroom

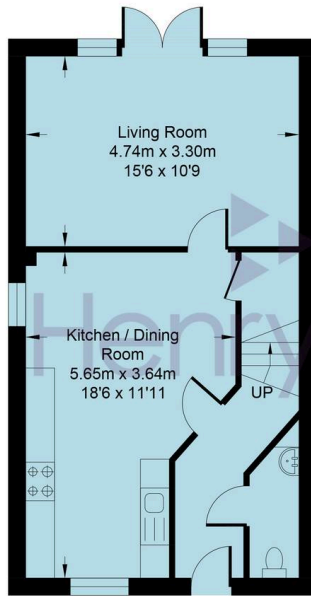
En-Suite

Bedroom 2

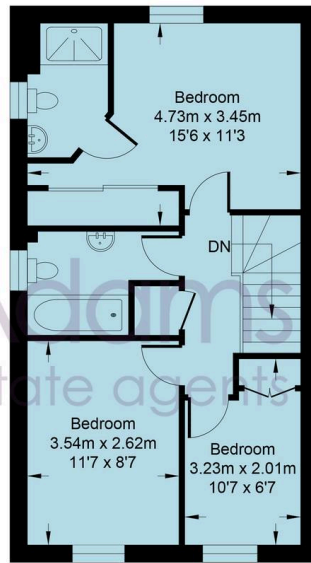
Bedroom 3

Family Bathroom





GROUND FLOOR



FIRST FLOOR



Emily Way

Approximate Area = 924 sq ft / 85.8 sq m
 Total = 924 sq ft / 85.8 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.