



## Munnion Road, Ardingly

Guide Price £475,000

# Munnion Road

Ardingly, Haywards Heath

GUIDE PRICE: £475,000 - £495,000. Henry Adams are pleased to present to the market this well presented and spacious two bedroom semi detached bungalow, situated in the heart of the ever popular village of Ardingly.

Internally, the property comprises of an entrance hall, which leads through to a spacious lounge, benefitting from large windows to the front, flooding the room with light, and a feature fireplace with surround. The kitchen overlooks the rear garden and boasts ample storage space, along with space for a range of modern appliances and white goods. To the rear, there is a stunning conservatory providing access to the rear garden. The conservatory is currently used as a dining room and a snug, with unrivalled views of the garden.

The property further benefits from a large master bedroom with a range of fitted and built in wardrobes. There is also a second spacious bedroom, which would make a great office / study too. The accommodation is complete with a modern family bathroom, complete with a double width walk in shower unit.

Externally, the property boasts a stunning rear garden laid to lawn with a patio area, garden shed and a border of mature shrubs and bushes. Whilst to the front, there is a lawn garden, with on street parking.









Situated in the popular village of Ardingly, there is access to the local shops, community centre, Pubs and the reservoir. Haywards Heath town centre is also within easy reach for a wider range of shops, supermarkets and restaurants.

Council Tax band: C

Tenure: Freehold

**Entrance Hall**

**Lounge**

**Kitchen**

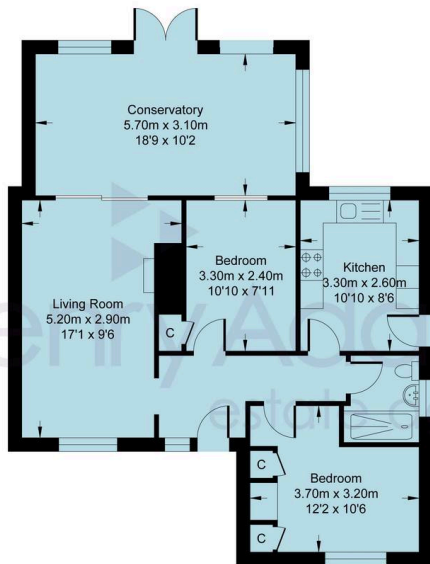
**Conservatory**

**Bedroom 1**

**Bedroom 2**

**Family Bathroom**





GROUND FLOOR

### Munnion Road

Approximate Internal Area = 782.85 sq ft / 72.73 sq m  
Total = 782.85 sq ft / 72.73 sq m  
For identification only - not to scale



## Henry Adams – Haywards Heath

Henry Adams HRR Ltd, 1 Park Parade,, Haywards Heath – RH16 4LX

01444 458380

[haywardsheath@henryadams.co.uk](mailto:haywardsheath@henryadams.co.uk)

[www.henryadams.co.uk/](http://www.henryadams.co.uk/)

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.