



7 Aspen Walk, Haywards Heath, West Sussex RH16 3RB

Guide Price £425,000 - £450,000

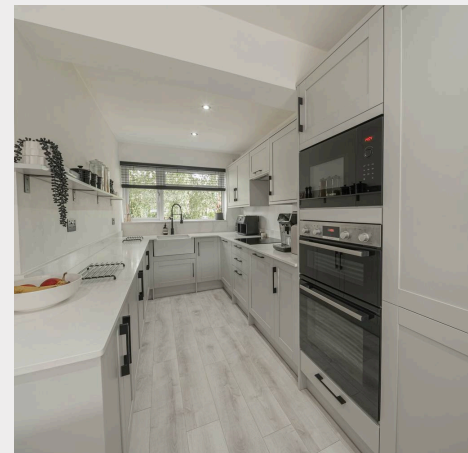
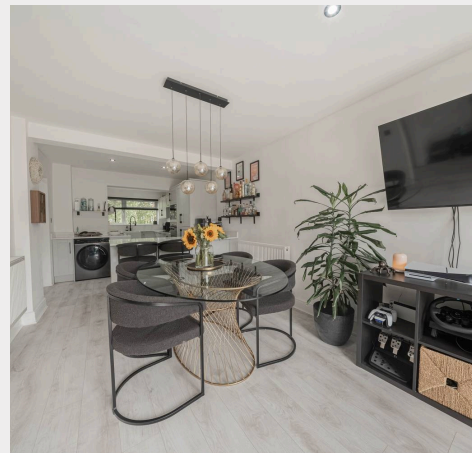


**MANSELL  
McTAGGART**  
Trusted since 1947



An absolutely stunning 3 bedroom semi-detached house with a 48' x 20' south/west facing rear garden which has been extended and refurbished to an ultra-high specification to create a really beautiful home and is ideally situated along a pedestrian walkway in the popular Northlands Wood area, close to the excellent primary school, local Tesco Express, pharmacy and doctors' surgery yet within an easy walk of the hospital and Lindfield Village.

- Beautifully refurbished and extended home
  - The subject of a complete revamp in recent years
  - Immaculate and ultra modern specifications
  - Extended kitchen and living room
  - Beautifully refitted kitchen, WC & bathroom
  - Redecoration, rewiring & new windows
  - 48' x 20' south/west facing rear garden
  - Garage in block behind
  - Close to Northlands Wood Primary School
  - Easy walk to hospital and Lindfield Village
  - EPC rating: D - Council Tax Band: D
- Agents Note: Under the Estate Agents Act 1979, we advise that our vendor is a family member of an employee of Mansell McTaggart.



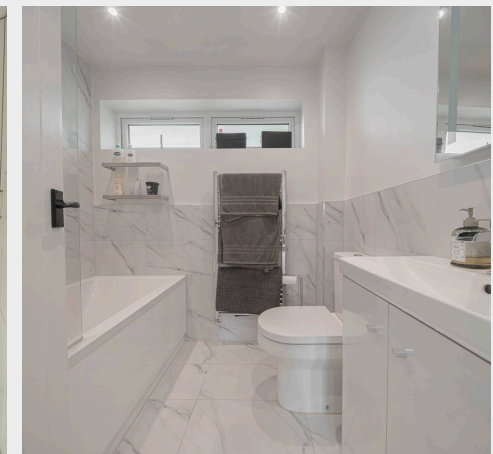
Aspen Walk is a quiet walkway that runs between Aspen Close and Rowan Close off Beech Hill almost opposite Northlands Wood primary school on the town's south/eastern edge. Other local facilities include a Tesco Express, medical surgery and pharmacy and is close to open countryside and The Snowdrop Inn.

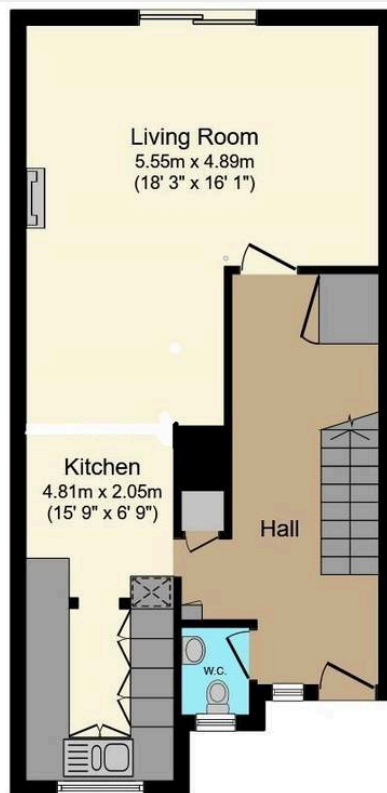
A regular bus service runs along Northlands Avenue linking with the town centre, railway station and neighbouring districts. Children from this side of town generally go onto Oathall Community college with its farm in Lindfield which is about 1.2 miles on foot, whilst the town centre is about 1 mile distant and the railway station 1.8 miles. The town also has a 6th form college and leisure centre.

By road, access to the major surrounding areas can be gained via the B2112, A272 and the A/M23, the latter lying approximately 7 miles to the west at Bolney or Warninglid or 9 miles to the north at Maidenbower (Junction 10a). The A272/relief road gives far swifter access out to the west and A23.

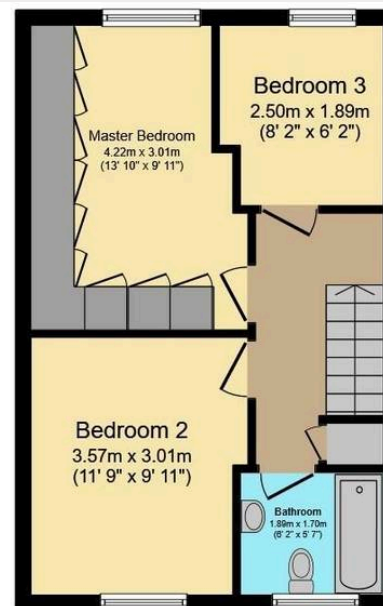
**Distances: approximate miles on foot/car:**

Northlands Wood Primary School 150 yards,  
Northlands Wood Surgery & Tesco Express 0.2,  
Oathall Community College 1.2, Warden Park  
Secondary Academy 3.0, Haywards Heath Railway  
Station 1.7 - providing fast commuter links to London  
(Victoria/London Bridge 47 mins), Gatwick Airport (15  
mins) and the South Coast (Brighton 20 mins).





**Ground Floor**



**First Floor**

Total floor area 87.0 sq. m. (936 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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## Mansell McTaggart Haywards Heath

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