



17 Duncton Close, Haywards Heath, West Sussex RH16 4DX

Guide Price £375,000 – £400,000



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A 3 bedroom end of terrace house quietly situated at the end of a walkway, occupying a sunny west facing corner plot with a 65' long (max) x 35' wide (max) garden and a garage in the adjacent block, situated on the western side of the town centre within a short walk of the railway station and main shopping centre areas.

- Very clean and tidy 3 bedroom house
- Great position at end of cul-de-sac
- L-shaped corner plot
- Rear garden: 35' x 27' stretching to 65' x 17'
- Garage: in compound to the south (last garage on right)
- Hall, lounge/dining room, kitchen
- 3 bedrooms and family bathroom
- Recently installed gas boiler (in loft)
- 0.6 mile walk to the Broadway restaurants
- 0.8 mile walk to the railway station
- EPC rating: D - Council Tax Band: C



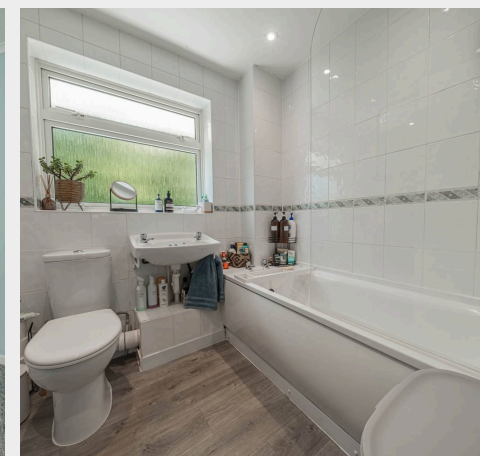
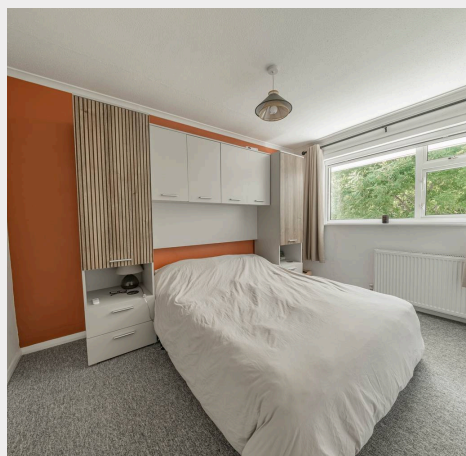
Duncton Close is located off Climping Close which in turn is situated off the southern end of Wealden Way just to the south/west of the town. This popular residential area is ideally placed within a short walk of the town centre, railway station, countryside and Bolnore Village with its ancient woodland, Village Square and highly regarded primary school. The town has an extensive range of shops, stores, restaurants, cafes and bars whilst the railway station provides fast commuter links to London, Gatwick Airport and Brighton.

Children from this side of town generally fall into the catchment area for Warden Park Academy School in neighbouring Cuckfield. There is also a 6th form college.

By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying approximately 5 miles to the west at Bolney or Warninglid.

Schools: Harlands Primary School: (1.4 miles) Bolnore Village Primary School: (0.7 miles) Warden Park Secondary Academy School in Cuckfield (1.3 miles) Independent schools include Great Walstead (4.2 miles), Ardingly College (4.0 miles) and Burgess Hill School for Girls (4.5 miles).

Station: Haywards Heath mainline station (0.8 miles) provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins)

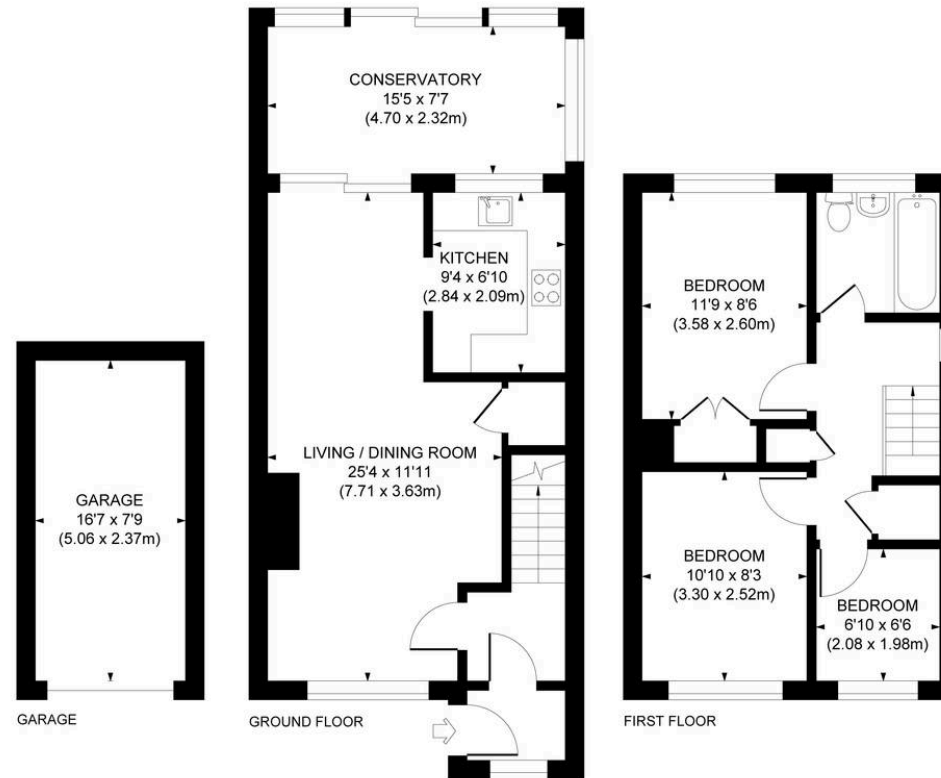


Approximate Gross Internal Area

Main House 933 sq. ft / 86.72 sq. m

Garage 129 sq. ft / 11.99 sq. m

Total 1,063 sq. ft / 98.71 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Mansell McTaggart Haywards Heath

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