



Kilnwood Avenue, Haywards Heath

Offers in Region of **£485,000**

Kilnwood Avenue

Haywards Heath

Henry Adams are delighted to present to the market this well presented three bedroom semi detached home, situated in arguably the most desired road in the Foundry Gardens Development. Built by Country Homes in 2020, the property has been finished to a high standard, and is offered to the market with no onward chain and the remainder of the NHBC Warranty.

Internally, the property benefits from an entrance hall with built in storage and access to a modern downstairs WC. To the front of the property, there is a modern, well equipped kitchen, boasting a range of integrated appliances and ample work top space. There is a breakfast bar, creating the ideal space to host and entertain, which leads through to an incredibly spacious lounge/diner which spans the width of the property, and benefits from patio doors to the rear, flooding the room with light.

On the first floor, there is a large landing area with built in storage. The master bedroom is positioned to the rear of the property and benefits from a range of built in wardrobes with sliding mirrored doors and a modern en-suite, with a double width walk in shower.









In addition to this, there is an equally spacious second double bedroom to the front, and a larger than average third bedroom, which would make an ideal home office or children's bedroom. The accommodation is complete with a modern family bathroom, with both bath and shower facilities.

Externally, the property boasts a large two tiered rear garden with a patio area and a large area of lawn. There is also a driveway and garage to the front, with rear access to the garden via the garage too.

The property faces onto woodland at the end of the development, which is the perfect spot! Ideally situated for access to a range of local shops, Ofsted rated schools and the town centre for a wider range of amenities, this is the perfect family spot. There is also a range of transport links within easy reach, with the A272 linking you east towards Uckfield and on to Tunbridge Wells, and west towards Cuckfield and the A23/M23, for easy access to Brighton & Gatwick Airport .

Council Tax band: E

Tenure: Freehold

Estate Fee: Approx £380 A Year

Entrance Hall

w/c

Kitchen

Lounge / Diner

First Floor Landing

Master Bedroom

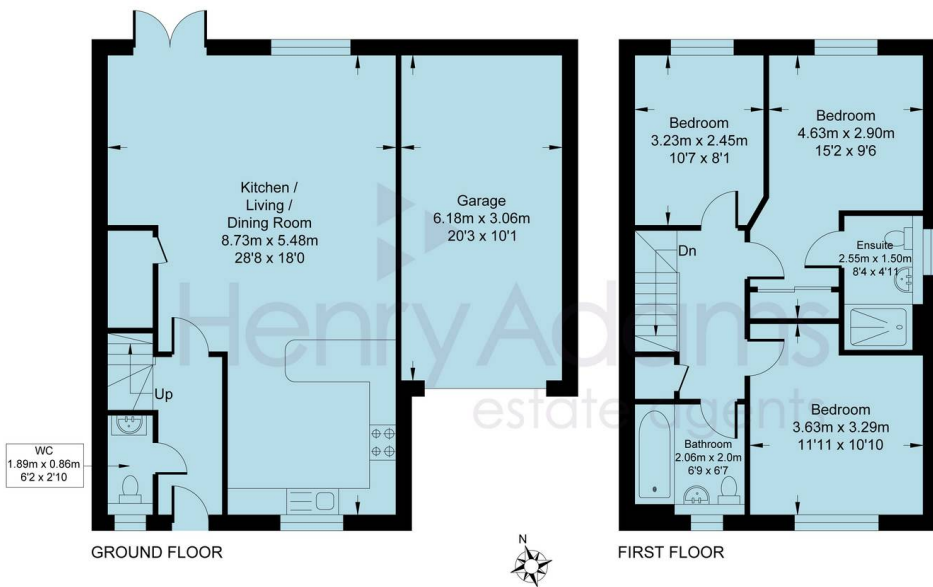
En-Suite

Bedroom Two

Bedroom Three

Family Bathroom





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Approximate Internal Area = 1240.11 sq ft / 115.21 sq m (Including Garage)
Total = 1240.11 sq ft / 115.21 sq m
For information 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.