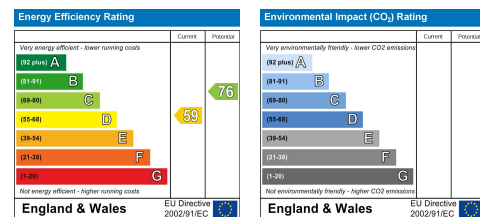


TOTAL FLOOR AREA : 1614 sq.ft. (150.0 sq.m.) approx.
Plans for illustration purposes only. Intending purchasers should check measurements personally.
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7 Willow Park, Haywards Heath, West Sussex, RH16 3UA

Offers In Excess Of £625,000 Freehold

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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

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7 Willow Park, Haywards Heath, West Sussex, RH16 3UA

What we like...

- * Greatly improved throughout to be offered for sale in impeccable order.
- * Fabulous kitchen/diner - perfect for entertaining.
- * Delightful wrap around garden with plethora of pretty planting.
- * Tucked away at the end of a quiet cul-de-sac in premier residential close.
- * Vendor suited with onward purchase.

The Home...

This fabulous detached family home was built in 1984 and forms part of the incredibly popular and family-friendly Northlands Wood area on the eastern side of Haywards Heath. The home is nicely nestled at the end of Willow Park, which is one of the premier closes in this part of town.

The home has been greatly improved by our clients and is now offered for sale in impeccable order throughout having been redecorated and new flooring throughout. The well-arranged accommodation that offers spaciousness and versatility in equal measure. Notable other works our clients have undertaken include replacing all windows & doors, refitted bath/shower rooms, adding a conservatory, new boiler and creation of a utility room.

Upon entry you're welcomed by a long central hallway and the ground floor offers an inviting sitting room which connects seamlessly with the recently built conservatory which is a lovely space to sit and overlook the garden.

For those who work from home there is a separate study, which could also be used a snug/play room.

The kitchen/diner is a superb space that is perfect for entertaining. There is a large island, opulent granite countertops and a range of appliances including an American fridge/freezer, wine cooler, dishwasher and Range cooker with gas hob. A door leads out to the garden and there is scope to install French doors in place of the window, if preferred.

Off the kitchen you have a handy utility room with side door – very handy after a muddy dog walk – and second door that opens into the garage. There is plumbing, a sink and new Bosch washing machine that will remain.

A turned staircase rises to the first floor where you'll find four bedrooms and two bath/shower rooms. The main bedroom is a generous double, with fitted wardrobes and a contemporary ensuite bathroom. The second and third bedrooms also have fitted wardrobes. The shower room has also been refitted and serves the second, third and fourth bedrooms.



Outside Oasis...

Stepping outside you are welcomed by a real outside oasis, which wraps around two sides of the house. The garden enjoys a sunny south-westerly aspect meaning sunshine throughout the day and into the evening. There is a plethora of pretty, established planting including two Magnolias, Acer, Apple and three Fig Trees! The greenhouse is great for growing veg and there is gated access to both sides.

There is a paved terrace that is perfect for 'al-fresco' dining and there is a high degree of privacy and seclusion.

To the front is a block-paved driveway for two cars and plenty of unrestricted on street parking for visitors.

Out & About...

Willow Park is arguably the most sought-after close in Northlands Wood - a very popular area on the eastern edge of town within a short walk of the highly regarded Northlands Wood Primary Academy (OFSTED: Good). Nearby local amenities include Tesco convenience store, chemist, doctors surgery and Princess Royal Hospital. The nearest pub is the Snowdrop Inn Country Pub, which is 3/4 mile distant on foot (via a footpath at the top of Marlow Drive) and serves a brilliant Sunday Lunch. Haywards Heath town centre with its comprehensive range of shops, banks, cafes and restaurants are within easy reach. The mainline station offers fast and frequent commuter services to London (Victoria/London Bridge in approx 47 mins) and Brighton and is roughly two miles distant. By car the A23 can be easily accessed. For secondary education children usually attend Oathall Community College. The gorgeous village of Lindfield is also easily accessible and the picture-postcard village High Street is a miles walk.

The Finer Details...

Title Number: WSX87642

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: F

Available Broadband Speed: Superfast (up to 1,139 Mbps)

We believe the above information to be correct but recommend intending buyers check details personally before exchange of contracts.

