



**8 Sherwood Drive**  
Haywards Heath, West Sussex, RH16 1EW



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Guide Price £600,000

This attractive detached family house offers bright and spacious family accommodation having the benefit of gas fired central heating and double glazed replacement windows throughout. The property incorporates 4 bedrooms, en suite shower room to the main bedroom, family bathroom, 2 reception rooms including a fine double aspect sitting room, useful home office and a kitchen. There is an attached double garage approached by a wide private drive and the most attractive west facing rear garden extends to about 60 feet in width.

Situated in this much favoured location lying immediately off Lincoln Wood and within walking distance of Haywards Heath mainline station offering a fast and frequent commuter service to central London (Victoria/London Bridge 42-45 minutes). The property is located within the catchment area of Harlands Primary School, Warden Park School and Haywards Heath Sixth Form College. The Dolphin Leisure complex, Sainsbury's and Waitrose superstores are close at hand whilst the town centre is within easy reach offering a wide range of shops and an array of restaurants. The A23 lies about 5 miles west of the town providing a direct route to the motorway network, whilst Gatwick Airport lies about 13 miles to the north and the cosmopolitan city of Brighton and the coast is about 16 miles to the south.



## GROUND FLOOR

**Entrance Porch** Block paved step. Double glazed composite front door to:

**Hall** Understairs coats/store cupboard. Radiator. Wood block flooring. Stairs to first floor.

**Cloakroom** Low level wc, basin with tiled splashback. Radiator.

**Sitting Room** 19'10" plus bay window x 12' (6.05m x 3.66m) A fine double aspect room with wide double glazed bay window to front and double glazed casement doors to rear garden. Natural stone built open fireplace with hearth. TV aerial point. 2 radiators. Wood block flooring. Wide opening to:

**Dining Room** 10'5" x 9'2" (3.18m x 2.79m) One wall with floor-to-ceiling mirrors. Double glazed window. Radiator. Wood block flooring.

**Home Office** 9'2" x 7'2" (2.79m x 2.18m) Recessed open book shelving. Telephone point. Double glazed window. Radiator. Wood block flooring.

**Kitchen** 10'8" x 10'5" (3.25m x 3.18m) Inset stainless steel sink with mixer tap, adjacent work surfaces, cupboards, drawers and plumbing for dishwasher under. Built-in Neff **electric double oven**, cupboard under and over. Fitted **4 ring gas hob** with concealed extractor hood over flanked by wall cupboards. Further range of wall cupboards. Fitted breakfast bar with wall cupboards over. Tall broom/storage cupboard. Double glazed window. Part tiled walls. Double glazed door to rear garden.

## FIRST FLOOR

**Landing** Airing cupboard housing pre-insulated hot water tank, slatted shelving. Hatch to loft space. Double glazed window.

**Bedroom 1** 12'8" x 10'11" (3.86m x 3.33m) 2 built-in double wardrobes with cupboards over. Double glazed window. Radiator. Opening with swing doors to:

**En Suite Shower Room** Fully tiled glazed shower cubicle with 'Aqualisa' fitment, vanity unit with inset basin with mixer tap, cupboard beneath, close coupled wc. Shaver point. Double glazed window. Radiator. Half tiled walls.

**Bedroom 2** 12' x 8'5" (3.66m x 2.57m) plus door recess. Built-in double wardrobe, cupboard over. Double glazed window. Radiator.

**Bedroom 3** 12'1" into recess x 9'4" (3.68m x 2.84m) Built-in double wardrobe, cupboard over. Recessed open book/display shelving. Double glazed window. Radiator.

**Bedroom 4** 9'2" x 8' (2.79m x 2.44m) plus door recess. Double glazed window. Radiator.

**Bathroom** White suite comprising bath with mixer tap and shower attachment, pedestal basin with mixer tap, close coupled wc. Double glazed window. Radiator. Half tiled walls.

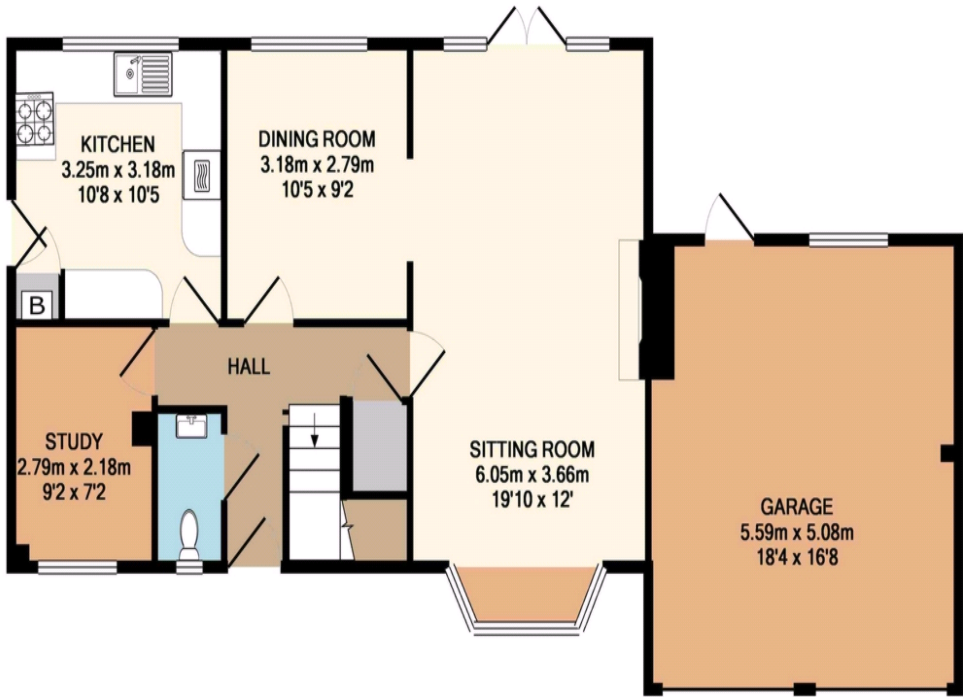
## OUTSIDE

**Attached Double Garage** 18'4" x 16'8" (5.59m x 5.08m) Up and over door. Recently installed Worcester gas boiler. Plumbing for washing machine. Light and power points. **Wide private drive.**

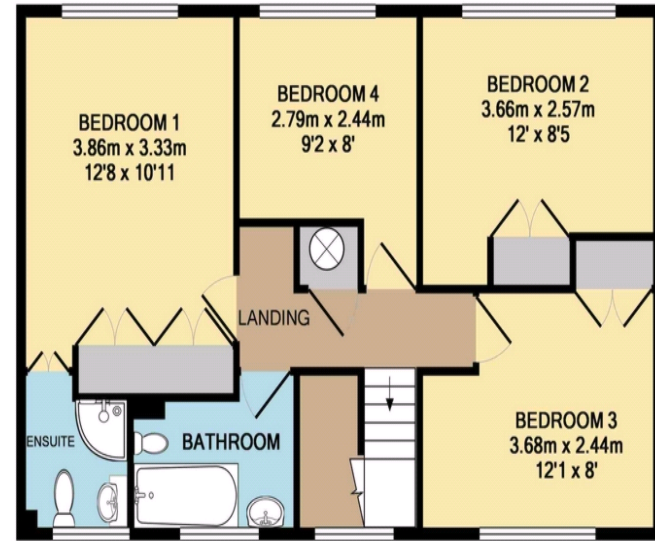
**Front Garden** Laid to lawn with small tree, borders planted with roses, hydrangeas, palm etc. Mature clematis.

**West Facing Rear Garden** About 60 feet (18.29m) in width. Arranged with shaped paved terrace and path to the garage and wide lawn with borders on three sides containing a variety of plants, flowers, established shrubs and small trees including a variety of evergreens, conifers, hydrangea, pampas grass, buddleia etc. Small fish pond. The garden is fully enclosed by timber fencing with a mature conifer screen to the rear boundary. Paved side access with gate to front.





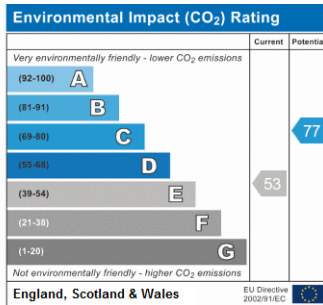
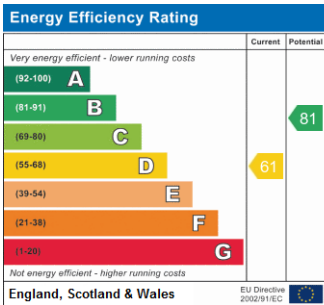
GROUND FLOOR  
APPROX. FLOOR  
AREA 83.0 SQ.M.  
(894 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 58.0 SQ.M.  
(624 SQ.FT.)

TOTAL APPROX. FLOOR AREA 141.0 SQ.M. (1518 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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