



Glynde, 56 Wood Ride
Haywards Heath, RH16 4NJ

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Guide Price £590,000

Glynde is a most attractive older style semi detached house of character offering spacious and thoughtfully extended accommodation arranged over three floors. This delightful home has the benefit of gas central heating and double glazing, features a splendid split level living room with mezzanine floor and doors opening to the garden and incorporates 4 bedrooms (one on the top floor), a stylish refitted bathroom, fine sitting room, excellent kitchen with dining room complete with range cooker and a downstairs cloakroom. There is a private resin bound drive offering parking for 2 vehicles and the delightful established rear garden extends to about 40 feet in length and enjoys a favoured westerly aspect.

Situated in this much favoured established location just a short walk to Victoria Park with its tennis courts, the town centre with its wide range of shops and The Broadway offering an array of restaurants. There are several well regarded schools in the locality catering for all age groups and the mainline station is within easy reach offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). The town also has a modern leisure complex, a Waitrose and Sainsbury's superstore and the A23 lies about 5 miles to the west providing a direct route to the motorway network. Gatwick Airport is just under 14 miles to the north, the cosmopolitan city of Brighton and the coast is a similar distance to the south, whilst the South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.



GROUND FLOOR

Tiled Porch Attractive part glazed panelled front door:

Hall Understairs cupboard. Radiator. Woodblock flooring. Stairs to first floor.

Cloakroom Close coupled wc and corner basin with cupboard beneath, tiled splashback. Double glazed window. Painted timber panelled walls. Decorative tiled floor.

Sitting Room 12'9" x 11'8" (3.89m x 3.56m) Attractive cast iron log burner with slate hearth. Recessed book shelving on either side of chimney breast. TV aerial point. Double glazed window. Radiator.

Kitchen with Dining Room 18'4" x 10'2" (5.59m x 3.10m)

Kitchen Well fitted with attractive range of natural timber units comprising inset stainless steel sink with mixer tap, adjacent L shaped worktop, cupboards, drawer, storage and appliance space under. Plumbing for washing machine and dishwasher. Rangemaster **range cooker** with 5 burner hob, gas and electric ovens, extractor hood over. 2 double glazed windows. Part tiled walls. Tiled floor. Wide opening to:

Dining Room Large fitted dresser unit incorporating timber work surface, cupboards and basket storage beneath, pull up power socket, central eye level cupboard and shelved unit flanked by tall wall cupboards. Heated ladder towel warmer/radiator. Karndean wood effect flooring. Part glazed door to:

Superb Split Level Living Room Overall measurements 15'4" x 13' (4.67m x 3.96m) **Mezzanine level** with large fitted storage cupboard housing Worcester gas combination boiler. Feature steel balustrade with hardwood hand rails with stairs down to: **Living area**. Extensive low level storage space beneath the mezzanine. 2 wall light points. 2 double glazed windows, 2 double glazed velux windows and double glazed doors to rear garden.

FIRST FLOOR

Landing Paddle staircase to top floor. Double glazed window.

Bedroom 1 13'5" x 9'7" (4.09m x 2.92m) Large understairs recess. Wall light point. TV aerial point. Double glazed window. Radiator.

Bedroom 2 9'9" x 9'9" (2.97m x 2.97m) Double glazed window. Radiator.

Bedroom 3 10'3" x 8'2" (3.12m x 2.49m) Double glazed window. Radiator.

Stylish Bathroom Refitted with white suite comprising bath with independent shower over, glazed screen, fully tiled surround, pedestal basin and low level wc. Built-in shelved cupboard with slatted shelved cupboard over. Heated chromium ladder towel warmer/radiator. Double glazed window. Painted timber clad dado. Vinyl flooring.

TOP FLOOR

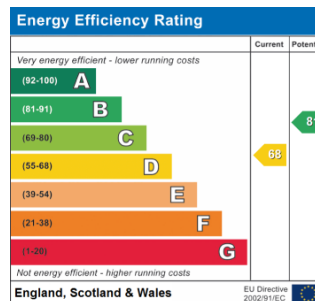
Bedroom 4 16'5" x 14'10" (5.00m x 4.52m) Triple aspect with sloping ceiling on two sides incorporating 2 double glazed velux windows. Vanity unit with inset basin, cupboard beneath. Further double glazed window. Radiator. Access to eaves.

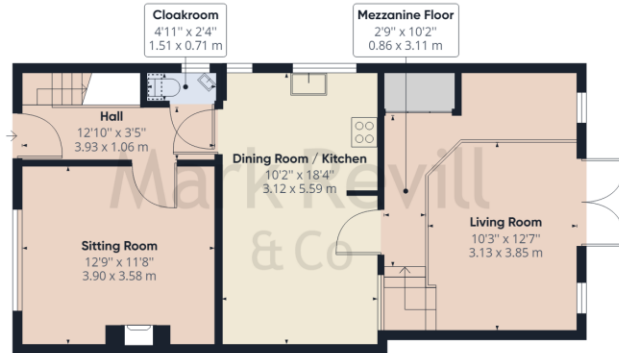
OUTSIDE

Private Drive Resin bound offering parking for 2 vehicles with picket fence and gate to resin bound side access to rear garden. Outside tap. Hardstanding for greenhouse.

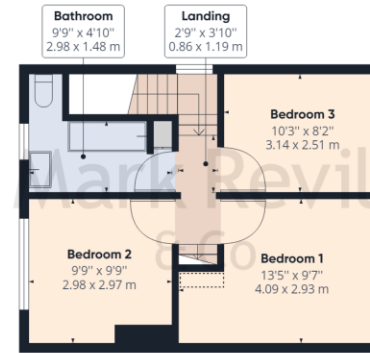
Front Garden Neatly laid to lawn with mature fuchsia bed, borders with acer, lavender, rosemary, heathers, wisteria, hibiscus, etc.

Most Attractive West Facing Rear Garden About 40 feet (12.19m) in length. Arranged with paved sun terrace opening to a level lawn, stone filled area, raised herbaceous bed containing a variety of flowers, shrubs, including bay, manuka, ceanothus, hydrangea, photinia, buddleia etc. **Large timber shed**, further **shed**. Outside light. The garden is fully enclosed by timber fencing.

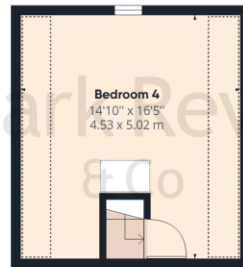




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Approximate total area⁽¹⁾

1246.08 ft²

115.77 m²

Reduced headroom

75.22 ft²

6.99 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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