



**10 Willow Park**  
Haywards Heath, West Sussex. RH16 3UA

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Guide Price £550,000

This superb detached family house has been thoughtfully extended to create generous and well planned family accommodation and enjoys a benefit of a beautiful west facing rear garden. This excellent home is immaculately presented throughout and has the benefit of gas fired central heating and double glazed replacement windows and incorporates 4 bedrooms, en suite shower room to the main bedroom, family bathroom, fine sitting room with feature fireplace and bay window, separate dining room, a comprehensively fitted kitchen with breakfast area complete with appliances, useful utility room, study and downstairs cloakroom. There is a garage approached by a wide tarmac drive offering parking for 6 vehicles and the delightful gardens to the rear extend to about 70 feet in length by 46 feet in width arranged mainly as well tended lawn, sun terrace and well stocked herbaceous borders planted with a wide variety of specimen shrubs, small trees, etc.

Situated towards the end of a cul de sac in this sought after location just a short walk to the well regarded Northlands Wood Primary School, a Tesco Express, doctors surgery and chemist. Princess Royal Hospital is close by and the town centre is within easy reach with its wide range of shops, array of restaurants and mainline railway station providing a fast and frequent service to London (Victoria/London Bridge 42-45 minutes). The town also has a modern leisure complex, a Sainsbury's and Waitrose superstore and there are a number of good schools in the locality catering for all age groups. The A23 lies about 6 miles to the west (via the recently opened by-



pass) whilst Gatwick Airport is 14.5 miles to the north and the cosmopolitan city of Brighton and the coast is a similar distance to the south. The South Downs National Park and Ashdown Forest are both within a short drive offering beautiful natural venues for countryside walking.

## GROUND FLOOR

**Entrance Porch** Double glazed front door and side screen to: **Hall** Radiator. Wood effect laminate flooring. Stairs to first floor.

**Cloakroom** Close coupled wc, corner basin with tiled splashback. Radiator. Wood effect vinyl flooring.

**Sitting Room** 15'5" plus bay x 11'8" (4.70m x 3.56m) Handsome period style fireplace with decorative polished wood surround, ornate grate, tiled inset and hearth. TV aerial point. 2 radiators. Wide double glazed bay window overlooking the front. Glazed panelled doors to:

**Dining Room** 10'9" x 9'1" (3.28m x 2.77m) Radiator. Double glazed sliding door to rear garden.

**Kitchen with Breakfast Area** 17'3" x 10'9" (5.26m x 3.28m) Comprehensively fitted with range of units comprising inset stainless steel sink with mixer tap, adjacent work surfaces extended to form peninsula unit, cupboards including carousel unit and drawers. Bosch **dishwasher, fridge** and **freezer** beneath, fitted brushed steel **4 ring gas hob** with brushed steel extractor hood over flanked by wall cupboards. Built in brushed steel **electric double oven**, cupboard under and over. Matching work surface incorporating peninsula breakfast bar, cupboards and drawers under. Range of wall cupboards and glazed cabinets. Wall cupboard housing gas boiler. Radiator. Double glazed window. Double glazed casement doors to rear garden.

**Utility Room** 8'1" x 7'7" (2.46m x 2.31m) Work top, cupboards, drawers, space for tumble dryer under. Inset stainless steel sink with mixer tap, tiled splashback, adjacent top cupboards and appliance space with plumbing for washing machine under, wall cupboard.

**Study** 7'8" x 6'10" (2.34m x 2.08m) Double glazed window. Radiator.

## FIRST FLOOR

**Landing** Good size built in slatted shelved airing cupboard housing pre-insulated hot water cylinder. Hatch with pull down ladder to loft space.

**Bedroom 1** 11'5" x 10'6" (3.48m x 3.20m) plus door recess. Large built in double wardrobe with floor to ceiling sliding mirror doors. Radiator.

**En Suite Shower Room** Large shower with waterproof panelled walls and glass screen, inset basin with single lever mixer tap, adjacent top, cupboards beneath, wc with concealed cistern, shelf over. Extractor fan. Heated ladder towel warmer/radiator. Double glazed window. Ceiling downlighters. Wood effect laminate flooring.

**Bedroom 2** 22'9" x 7'9" (6.93m x 2.36m) Triple aspect with a double glazed dormer window at each end. Range of recessed open shelving. Further double glazed window. 2 radiators. Wood effect laminate flooring.

**Bedroom 3** 10' plus recess x 8'7" (3.05m x 2.62m) Double glazed window. Radiator.

**Bedroom 4** 8'6" x 8' (2.59m x 2.44m) Double glazed window. Radiator.

**Family Bathroom** White suite comprising bath, independent shower with hand held and rain water fitment, glazed shower screen, close coupled wc, pedestal basin with single lever mixer tap. Heated chromium ladder towel warmer/radiator. Double glazed window. Wood effect vinyl flooring.

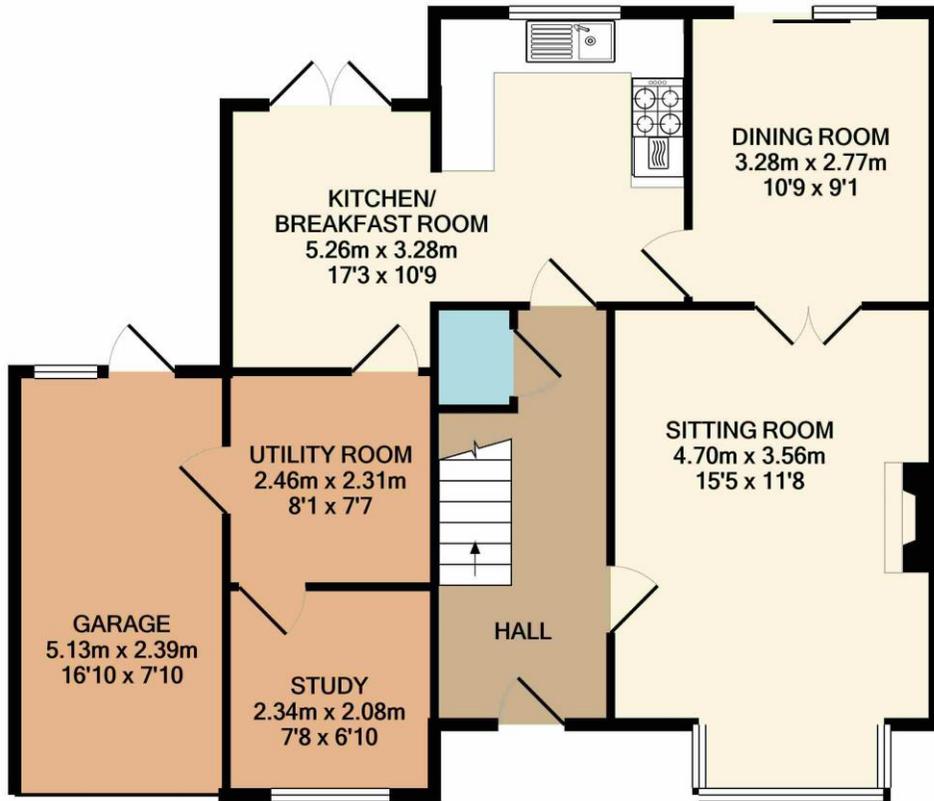
## OUTSIDE

**Garage** 16'10" x 7'10" (5.13m x 2.39m) Up and over door. Rear door. **Double Width Drive**

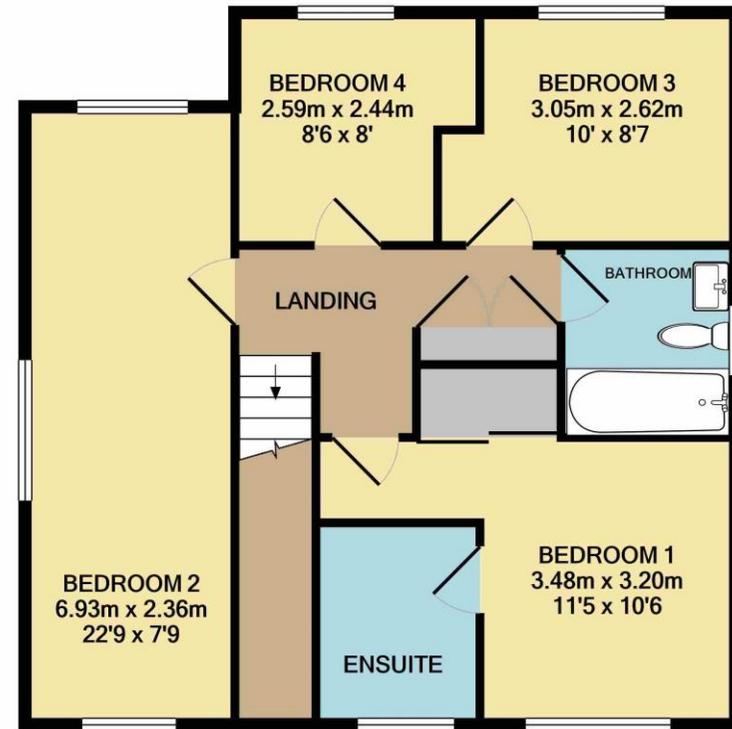
**Front Garden** Neatly laid to lawn with established tree. Side access with gate to:

**Lovely West Facing Rear Garden** About 70 feet (21.34m) by 46 feet (14.02m). Beautifully kept, arranged with a wide sun terrace extending the width of the house. Curved brick retaining wall to lawn dissected by a curved path, central herbaceous beds containing a variety of established shrubs, plants and small trees including apple trees. Further lawn to the far end with timber **summerhouse**, clipped evergreen hedges to one corner concealing a slate filled area with **timber shed** and **cabin**. The garden is fully enclosed by timber fencing, brick wall and clipped mixed hedges.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms 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 approximate floor areas shown on this plan include outbuildings such as garages if these are shown on the floor plan.  
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