



Ivy Cottage

4 Woodlands Road, Haywards Heath, West Sussex. RH16 3JY



Mark Revill & Co

Ivy Cottage, 4 Woodlands Road Haywards Heath, West Sussex. RH16 3JY

£350,000

This most attractive older style semi detached house of character enjoys an extensive south east facing rear garden extending to about 200 feet in length and offers **excellent scope for an extension** subject to obtaining the usual planning consents. The property has the benefit of gas central heating and double glazed replacement windows throughout and incorporates 3 bedrooms, a good size living room, kitchen, downstairs bathroom and wc. There is scope to convert the loft space into further accommodation if desired, the front garden offers a hardstanding space with potential for off road parking (subject to obtaining the usual planning consents) and the mature rear garden is arranged with timber decking, large lawn with fish pond and timber shed.

Situated in this popular mature location just a short walk to the town centre with its wide range of shops and array of restaurants and close to well regarded schools in the locality catering for all groups. Haywards Heath mainline station is within easy reach offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes) and the town has several parks, a modern leisure complex and a Sainsbury's and Waitrose superstore. The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is about 14 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 an easy drive offering beautiful natural venues for countryside walking.



GROUND FLOOR

Hall Attractive uPVC double glazed replacement front door. Radiator. Dado rail. Natural timber floor. Stairs to first floor.

Sitting Room 14'7" x 13'5" (4.45m x 4.09m) Brick fireplace with marble hearth, fitted gas fire with back boiler. Good size understairs cupboard with window, further small understairs cupboard. TV aerial point. 2 double glazed windows. Radiator. Natural timber floor.

Kitchen 9'3" x 8'10" (2.82m x 2.69m) Fitted with an attractive range of units comprising inset stainless steel bowl and a half sink with mixer tap, adjacent worktop, cupboards, drawers and appliance space with plumbing for washing machine under. Built-in brushed steel **electric double oven, 4 ring gas hob** and concealed extractor hood over, flanked by wall cupboards, glazed wall cupboard. Matching worktop, cupboard, drawers and storage space with radiator beneath. Range of wall cupboards. Double glazed window. Part tiled walls. Tiled floor.

Rear Lobby Walk-in storage cupboard with power point and gas meter. uPVC double glazed replacement door to outside.

Separate wc Low level wc and basin with tiled splashback. Double glazed window. Dado rail.

Bathroom White suite comprising bath with independent shower over, fitted shower rail and curtain, basin. Built-in airing cupboard housing pre-insulated hot water cylinder and slatted shelving. Double glazed window. Radiator. Part tiled walls. Vinyl flooring.

FIRST FLOOR

Landing Hatch to loft space offering **excellent scope for conversion** to create further bedroom accommodation if desired. Double glazed window. Dado rail.

Bedroom 1 14'6" maximum x 9'11" (4.42m x 3.02m) Recessed tall cupboard. Good size built-in wardrobe/storage cupboard. 2 double glazed windows. Radiator.

Bedroom 2 12'6" x 8'7" maximum (3.81m x 2.62m) Built-in wardrobe. Double glazed window. Radiator.

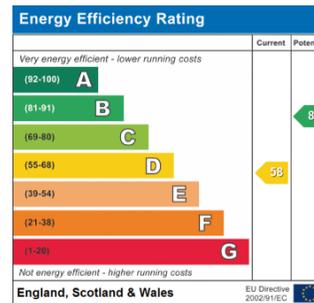
Bedroom 3 8'11" x 8'8" (2.72m x 2.64m) Double glazed window. Radiator. Picture rail.

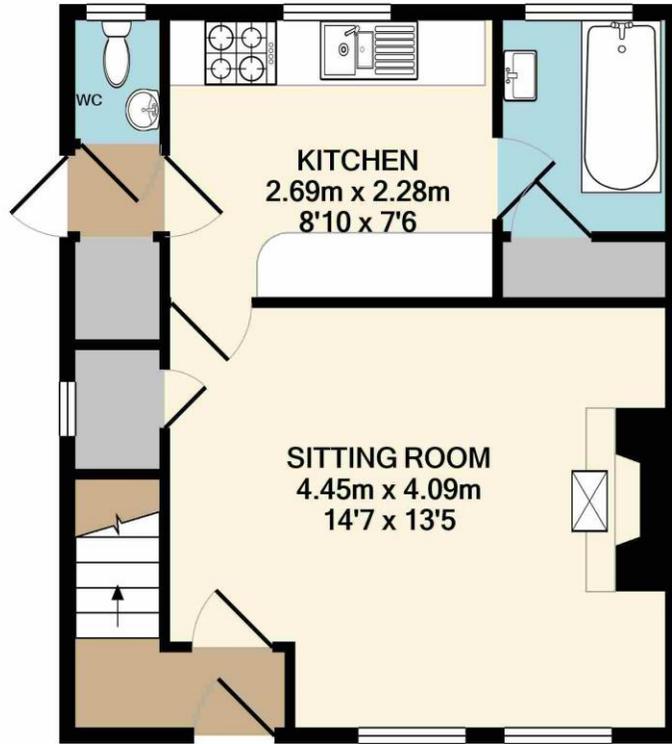
OUTSIDE

Potential Off Road Parking subject to obtaining the usual consents. Wrought iron entrance gates.

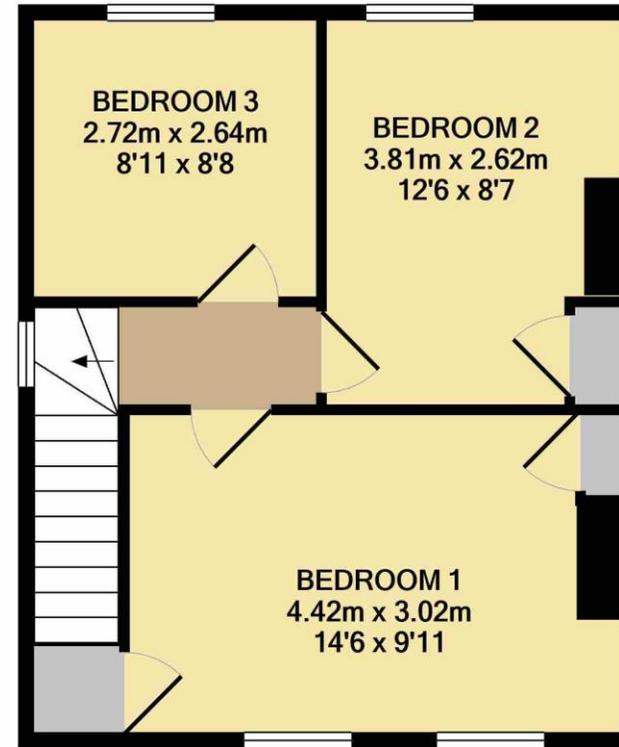
Front Garden Curved block paved path flanked by herbaceous beds planted with flowers, roses, geraniums etc., border adjacent to the hardstanding area with flowers and roses. Privet hedging to the party and front boundaries. Side access with path flanked by flower borders. Gate to:

Large South East Facing Rear Garden About 200 feet (60.96m) in length. Arranged with timber decking, fish pond, lawn, established shrubs and trees including apple, heather, camellias, lilac, silver birch etc. Path to wooden arch, gate and picket fencing to a large lawn area to the far end with **timber shed** and mature magnolia tree. The garden is fully enclosed with clipped privet hedge and close boarded fencing.





GROUND FLOOR
APPROX. FLOOR
AREA 37.9 SQ.M.
(408 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 37.0 SQ.M.
(398 SQ.FT.)

TOTAL APPROX. FLOOR AREA 74.9 SQ.M. (807 SQ.FT.)

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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