



**42 Western Road**  
Haywards Heath, RH16 3LP



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£565,000

This thoughtfully extended Victorian semi detached house of character offers spacious family accommodation arranged over two floors. The property has the benefit of gas central heating and double glazing and incorporates 4 bedrooms, en suite shower to the main bedroom, spacious family bathroom, a fine living room with period fireplace, separate dining room, a home office and a well fitted kitchen complete with appliances. There is an integral garage, a wide block paved driveway offering parking for 3 vehicles and the most attractive rear garden extends to about 83 feet in length arranged mainly as level lawn with L shaped paved sun terrace and courtyard.

Situated in this much sought after mature location just a short walk to the town centre with its wide range of shops, The Broadway with its array of restaurants and several well regarded schools. Haywards Heath mainline station is close at hand offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes) and the town also offers a modern leisure complex, Sainsbury's and Waitrose superstores. The A23 lies about 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is just over 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

**Recessed Porch** Attractive part glazed panelled front door to:

**Hall** Good size understairs storage cupboard. Radiator with decorative cover. Dado rail. Wood effect laminate flooring with decorative border. Stairs with natural timber balustrade to first floor.

**Living Room** 23'10" x 9'6" (7.26m x 2.90m) Double aspect. Wide double glazed bay window to front. Handsome period fireplace with decorative cast iron surround and grate, hand painted tiled insert and marble hearth. Recessed display shelving on either side of the chimney breast with concealed lighting. TV aerial point. 3 column radiators. Double glazed casement doors to courtyard. Door to:

**Home Office** 12'8" x 6'10" (3.86m x 2.08m) Telephone point. Radiator. Double glazed window. Ceiling downlighters. Door to garage. Double glazed door to courtyard.

**Kitchen** 18'9" x 7'7" (5.72m x 2.31m) Double aspect. Well fitted with attractive range of units with corian work surfaces comprising inset stainless steel sink with single lever mixer tap, adjacent L shaped drainer and work surface, cupboards, drawers, wine rack, shelving, integrated Bosch **dishwasher** and **fridge** beneath. Built-in AEG brushed steel **electric double oven**, matching **4 ring gas hob** and extractor hood over. Range of wall cupboards with central plate rack, further corner shelf unit. Ornate cast iron wood burner on brick hearth, shelf over. Tall built-in shelved cupboard. Built-in **utility cupboard** with plumbing for washing machine and gas boiler. Radiator. 2 double glazed windows. Ceiling downlighters. Part tiled walls. Tiled floor. Wide opening to:

**Dining Room** 12'9" x 10'2" (3.89m x 3.10m) Double aspect with double glazed door to courtyard and double glazed casement doors flanked by tall double glazed windows to rear garden. 2 wall light points. TV aerial point. Upright radiator. Double glazed window. Tiled skirting and floor.

## FIRST FLOOR

**L Shaped Landing** Hatch to loft space. Double glazed velux skylight. Natural timber skirting and dado rail. Decorative timber balustrade.

**Bedroom 1** 15'9" x 8'4" (4.80m x 2.54m) Range of built-in wardrobes with hanging rails and shelving, natural timber panelled doors. Useful shelf. 2 double glazed sash windows. Upright radiator. Ceiling downlighters.

**En Suite Shower** Fully tiled shower cubicle with Mira electric fitment, bi-fold glazed door, basin with single lever mixer tap, close coupled wc. Heated ladder towel warmer/radiator. Ceiling downlighters. Half tiled walls. Vinyl flooring.

**Bedroom 2** 8'10" x 7'8" (2.69m x 2.34m) Built-in double wardrobe, cupboard over. Eye level shelf and TV aerial point. Double glazed window. Radiator.

**Bedroom 3** 11' x 7'7" (3.35m x 2.31m) Double glazed window. Radiator. Wood effect laminate flooring.

**Bedroom 4** 11'1" x 7'7" (3.38m x 2.31m) L shaped. Double glazed window. Radiator. Wood effect laminate flooring.

**Family Bathroom** White suite comprising bath with mixer tap and independent shower over, inset basin with single lever mixer tap, cupboard beneath, wc with concealed cistern, adjacent cupboard and drawer, shelf over. Wall unit with cupboard, shelving, central mirror with pelmet and lighting. Built-in airing cupboard housing pre-insulated hot water cylinder and slatted shelving. Attractive cast iron period fireplace. Heated chromium ladder towel warmer/radiator. Extractor fan. Double glazed window. Ceiling downlighters. Part tiled walls. Patterned vinyl flooring.

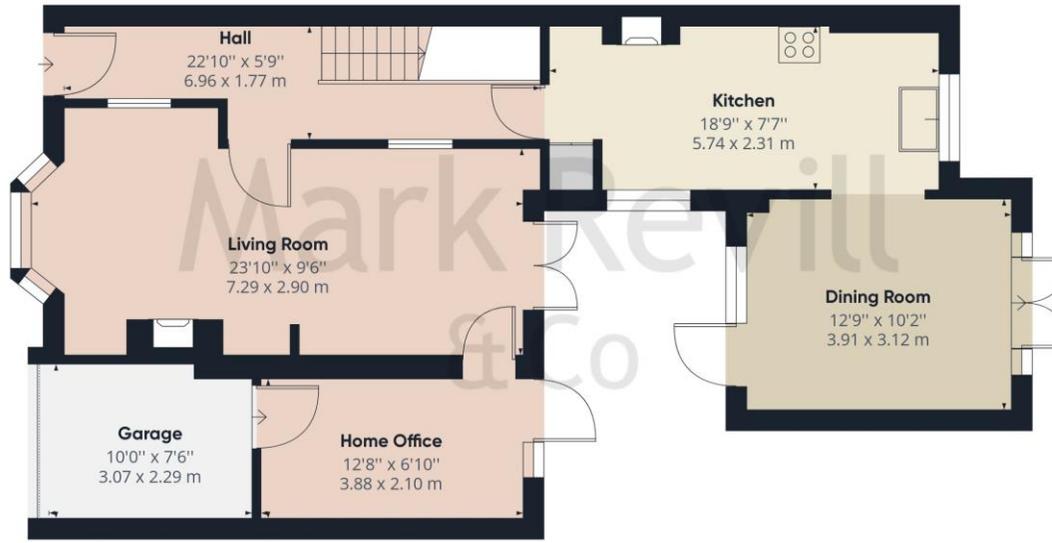
## OUTSIDE

**Integral Garage** 10' x 7'6" (3.05m x 2.29m) Up and over door. Light and power points.

**Wide Block Paved Drive** Offering off road parking for 3 vehicles.

**Most Attractive Rear Garden** About 83 feet (25.3m) in length. Arranged mainly as level well kept lawn with L shaped. Paved sun terrace adjacent to the house with brick built barbecue, herbaceous borders containing a variety of established colourful shrubs and small trees including camellia, etc. **Timber shed**. A block paved path with outside light adjacent to the dining room provides access to a sheltered brick and paved courtyard with mature wisteria, water feature and water tap. Timber shed. The garden is fully enclosed with brick wall and timber fencing.





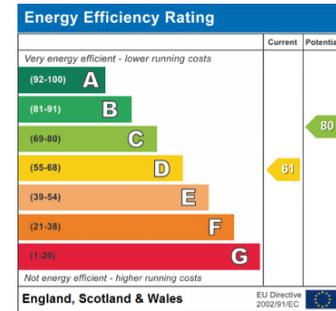
Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
1355.27 ft<sup>2</sup>  
125.91 m<sup>2</sup>



(1) Excluding balconies and terraces

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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