



**Cherry Tree House**  
24 Cedar Avenue, Haywards Heath, RH16 4UQ





# Cherry Tree House

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Guide Price £500,000 - £525,000

This superb recently built semi detached house offers bright and well designed accommodation arranged over three floors enjoying a fully enclosed south facing rear garden and distant views to the South Downs. The stylish interior has the benefit of gas central heating, solar panels, double glazing and an air circulation system and incorporates 4 bedrooms (3 double), en suite shower room to the main bedroom, family bathroom, cloakroom, a comprehensively fitted kitchen/breakfast room complete with appliances and a splendid living/dining room with part double glazed ceiling and casement doors providing access to the rear garden. There is an attached garage with a private drive and the most attractive mainly walled rear garden is arranged with a large L shaped paved sun terrace and well kept lawn.

Situated in a quiet cul-de-sac enjoying a lovely outlook over a central green with cedar tree on the favoured southern edge of Haywards Heath lying immediately off Rocky Lane and just a short walk to a Sainsbury's Local and the Princess Royal Hospital. The town centre is within easy reach offering a wide range of shops, banks, an array of restaurants in The Broadway, a modern leisure complex, Waitrose and Sainsbury's superstores and a mainline railway station offering a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). There are several well regarded schools in the locality catering for all age groups and the A23 lies 5.3 miles to the west providing a direct route to the motorway network. Gatwick Airport is 14.5 miles to the north, the cosmopolitan city of Brighton and the coast is 13.7 miles 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

**Entrance Hall** Electric meter cupboard. Understairs cupboard. Radiator. Amtico wood effect flooring. Stairs to first floor.

**Cloakroom** White suite comprising close coupled wc and pedestal basin, tiled splashback. Extractor fan. Ceiling downlighters. Amtico wood effect flooring.

**Open Plan Living/Dining Room** 24'6" x 13' (7.48m x 3.97m) Enjoying a southerly aspect and double glazed doors to rear garden. Attractive mock fireplace with flame effect electric fire. Media plate including TV/FM and satellite aerial points. 2 radiators. Dining area with UV protected double glazed roof with fitted sail. Radiator. Amtico wood effect flooring. Double glazed casement doors flanked by double glazed windows to rear garden.

**Kitchen/Breakfast Room** 16' x 6'3" (4.88m x 1.91m) Comprehensively fitted with attractive range of units with wood effect laminate work surfaces and upstands incorporating inset stainless steel bowl and a half sink, adjacent extensive L shaped work surface, cupboards, drawers, integrated **washing machine**, **dishwasher** and **wine cooler** beneath. Excellent range of wall cupboards. Built-in brushed steel **electric double oven**, fitted **4 ring gas hob** and splashback, extractor hood over. Integrated tall **fridge** and **freezer**. Worktop lighting. Wall cupboard housing Ideal gas boiler. Double glazed window. Ceiling downlighters. Radiator. Amtico wood effect flooring.

## FIRST FLOOR

**Landing** Double glazed window. Radiator. Ceiling downlighters. Stairs to top floor.

**Bedroom 3** 12'4" x 12'10" (3.78m x 3.94m) Large built-in double wardrobe with floor to ceiling sliding mirror doors. 2 double glazed windows. Radiator.

**Bedroom 4** 8'9" x 6'3" (2.68m x 1.91m) Double glazed window. Radiator.

**Bathroom** White suite comprising bath with mixer tap and shower attachment, glazed shower screen, pedestal basin, close coupled wc. Large mirror. Heated chromium ladder towel warmer/radiator. Shaver point. Extractor fan. Ceiling downlighters. Half tiled walls, fully tiled around bath. Tiled floor.

## TOP FLOOR

**Landing** Built-in slatted shelved linen cupboard. Hatch to loft space. Double glazed window. Radiator.

**Bedroom 1** 12'10" x 10'11" (3.93m x 3.35m) Enjoying far reaching views to the South Downs. Large built-in wardrobe. TV aerial point. 2 double glazed windows. Radiator.

**En Suite Shower Room** White suite comprising fully tiled shower with bi-fold glazed door, pedestal basin with tiled splashback and large mirror over, close coupled wc. Shaver point. Heated chromium ladder towel warmer/radiator. Extractor fan. Ceiling downlighters. Tiled floor.

**Bedroom 2** 11'8" x 9'5" (3.57m x 2.89m) Fitted double wardrobe with floor to ceiling sliding mirror doors. Large recess for further wardrobe/storage. 2 double glazed windows. Radiator.

## OUTSIDE

**Attached Garage** 17' x 6'8" (5.18m x 2.03m) Up and over door. Excellent **eaves storage space**. Light and power points. Rear door.

**Private Driveway**

**Front Garden** Stone filled with palm tree. Car charging point (pod point).

**Most Attractive South Facing Walled Rear Garden** About 30 feet (9.14m) in length plus 20 feet (6.10m) deep paved area to the side. L shaped sun terrace opening to lawn with herbaceous border containing a variety of flowers, shrubs and flowering cherry tree. Outside light, electric points and water tap. **Timber shed**. The garden is fully enclosed by a high red brick wall and close boarded timber fence to party boundary.

**Estate Maintenance** £252.56 per annum.

**Note:** There is scope for an extension to the side adjacent to the garage, subject to obtaining the usual planning consents.





Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1264.92 ft<sup>2</sup>

117.51 m<sup>2</sup>

**Reduced headroom**

1.32 ft<sup>2</sup>

0.12 m<sup>2</sup>

(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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