



**Views Path  
Haywards Heath RH16 3SF**

**Asking Price Of  
£525,000**

**01444 474447  
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## PROPERTY

Welcome to this beautifully presented three-bedroom detached residence - an ideal haven for families in search of comfort, style, and everyday convenience. Situated in a highly coveted and tranquil neighbourhood, the home offers the perfect blend of peaceful living and easy access to excellent schools, scenic parks, and a wide selection of local amenities.

▣ The property has been maintained to an exceptional standard, showcasing thoughtfully designed, versatile living spaces throughout. Two spacious reception rooms flood with natural light and enjoy delightful garden views. One offers direct garden access, engineered oak flooring with underfloor heating, and a welcoming log burner-perfect for cosy evenings or entertaining guests in style.

▣ At the heart of the home lies a sleek, contemporary kitchen featuring a sunny breakfast area-ideal for casual family gatherings or morning coffee.

▣ Upstairs you'll find three generous bedrooms, including a spacious master and two doubles. Two of the bedrooms boast built-in wardrobes, ensuring ample storage. With two well-appointed bathrooms in the house, the layout is designed to accommodate the needs of a busy household with ease.

## OUTSIDE

Step into a beautifully landscaped rear garden designed for comfort, leisure, and year-round enjoyment. Highlights include:

- ▣ A designated hot tub area offering a luxurious retreat for relaxation
- ▣ A versatile garden office-ideal for remote working or creative pursuits
- ▣ A generous patio space, perfectly set for entertaining and summer barbecues

To the front, a spacious green area provides a tranquil outlook and a safe, open space where children can play freely. The property also benefits from:

- ▣ Ample off-street parking for multiple vehicles
- ▣ A substantial en-bloc garage-whether used for secure parking, storage, or as a workshop, there's plenty of room to suit your needs.
- ✿ Solar panels provide long-term savings and increased energy independence, making this a rare opportunity to secure a wonderfully inviting family home that balances character and practicality. Move-in ready, it promises a lifestyle of comfort in an exceptional setting.







#### Buses

1 min walk



#### Shops

Tesco Express  
0.2 miles



#### Trains

Haywards Heath  
2.1 miles



#### Airport

Gatwick  
14.6 miles



#### Roads

M23  
9.4 miles



#### Sport & Leisure

Dolphin Leisure centre  
2.5 miles



#### Rental Income

£2,400  
pcm



#### Schools

Northlands Wood Primary  
0.1 mile



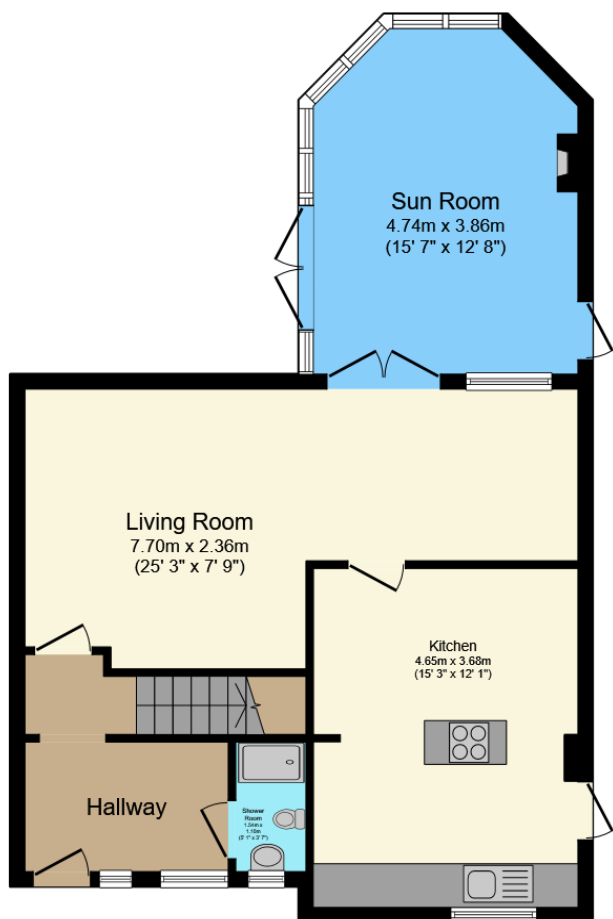
#### Broadband

Up to  
1800 Mbps



#### Council Tax

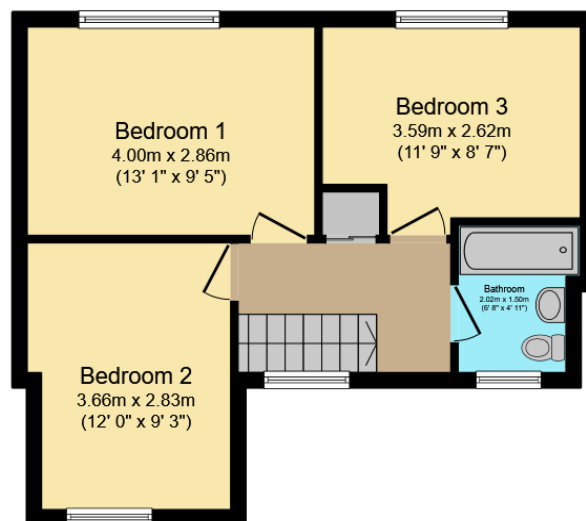
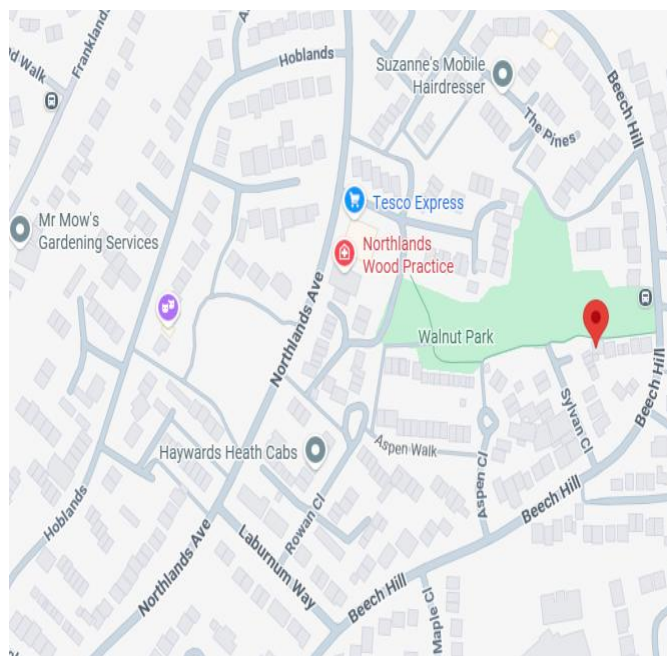
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## Ground Floor

Floor area 69.8 sq.m. (751 sq.ft.)

### Map Location



## First Floor

Floor area 41.1 sq.m. (443 sq.ft.)

### Total Approximate Floor Area

**110.9 sq.m. / 1,194 sq.ft.**

### EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

Viewing arrangements by  
appointment through Brock Taylor

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**Brock Taylor Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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