



Wiston, Coppice Way
Guide Price £782,500 Freehold



Wiston, Coppice Way, Haywards Heath, West Sussex, RH16 4NN

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- *Walking distance to Haywards Heath Station*
 - *BiFold Doors to patio*
 - *Home office*
 - *2 Ensuites shower rooms.*
 - *Utility room*
- *Open plan kitchen/diner*
- *Large seperate living room*
- *Versitile layout and design*
 - *Secluded mature gardens*
- *Ground floor underfloor heating*

We are thrilled to offer this beautifully presented 5 bedroom detached family house located in a quiet and peaceful cul de sac, which is particularly popular with both commuters and families, and has been individually designed by the current owner.

Coppice Way is within walking distance of the mainline railway station, Waitrose and Sainsburys supermarkets and the Dolphin Leisure Centre, not to mention the local highly regarded schools. This unique and attractive property has been maintained to a high standard and will offer a growing family a well established comfortable home set in the heart of Haywards Heath.

Approached from the blocked paved drive with a tile hung entrance porch opening into a level and spacious entrance hall leading to all primary rooms. The main reception room enjoys dual aspect with patio doors allowing access to the rear garden and patio areas.

The heart of the house is undoubtedly the large contemporary 'Paula Rosa' open plan kitchen diner with feature bi-fold doors opening on to the patio entertaining area.

The property has been designed to allow access from the kitchen through to a double garage and the utility room. The garage has been converted to a large home office but could be returned to a garage or possibly converted into a self contained apartment or granny annex (STPP).

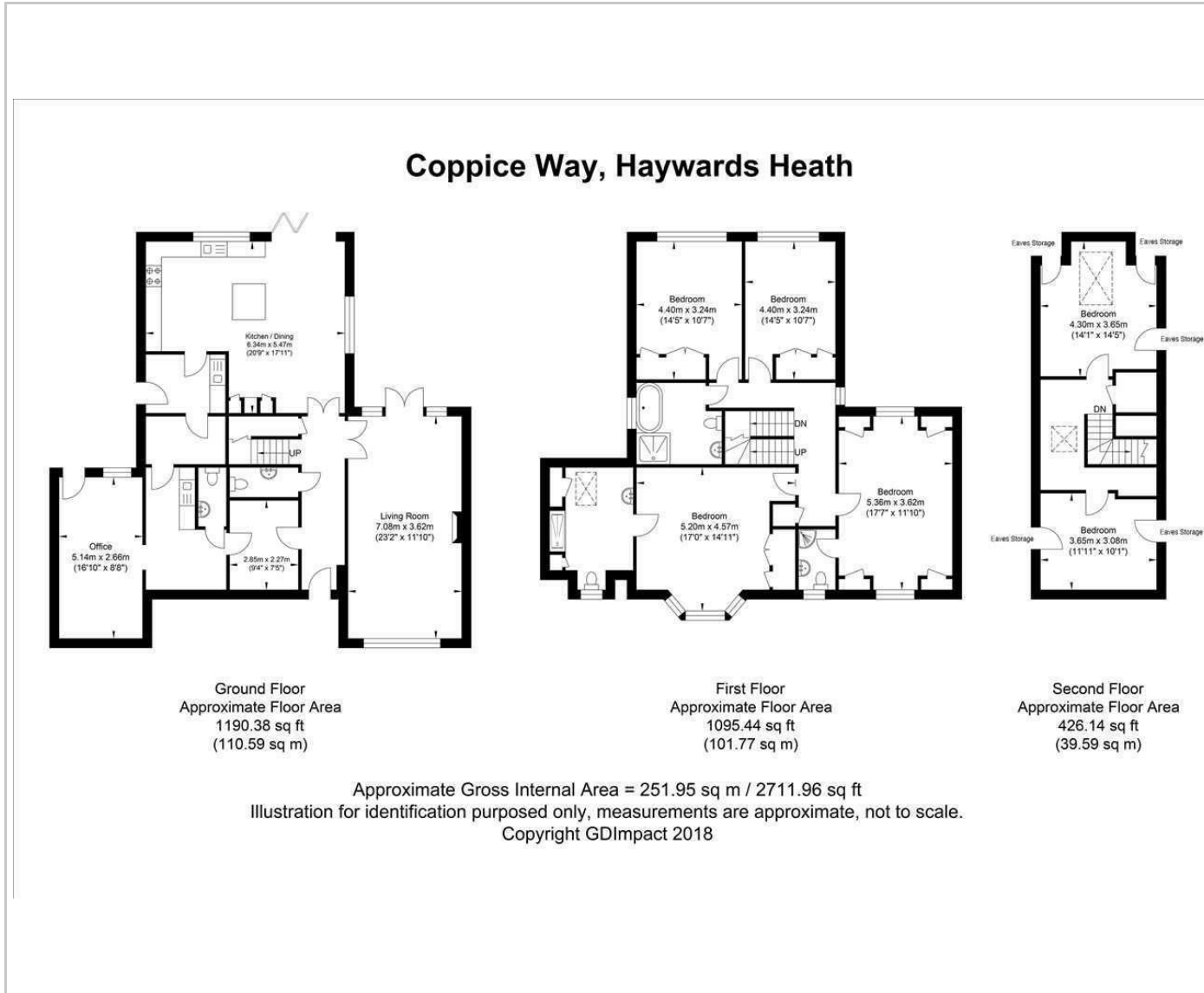
Located on the first floor are 4 double bedrooms, 2 of which enjoy en-suite shower rooms with the family bathroom adjacent with the 5th bedrooms and a separate attic rooms occupying the second floor, both enjoying eves storage.

Outside to the rear is a beautifully maintained and landscaped garden with ornamental pond flanked by an abundance of well stocked and mature borders. Neatly tucked away at the rear of the lawned area you will find timber constructed summer house or additional home office.

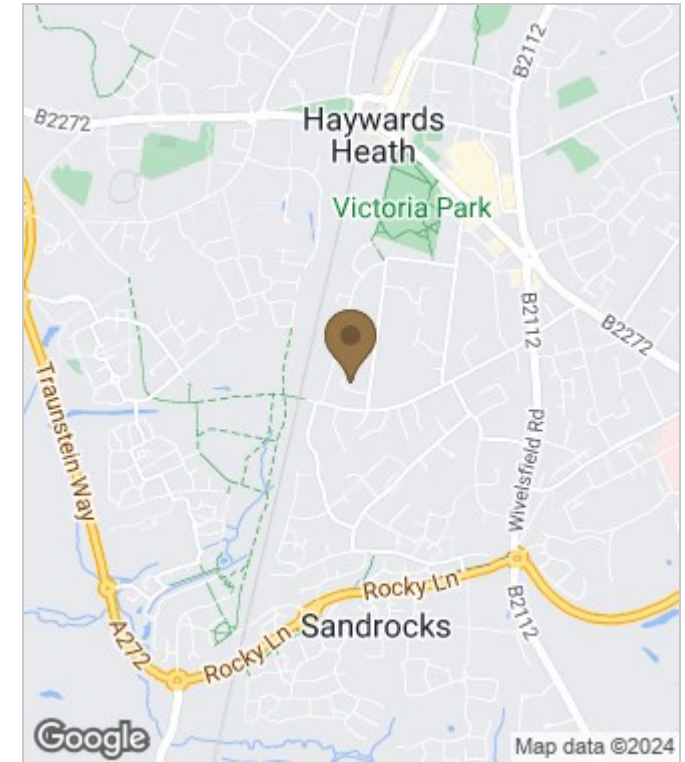
The property has been fitted with solar panels generating an annual income of approx. £1500pa. This may be transferred to a new owner through separate negotiations.



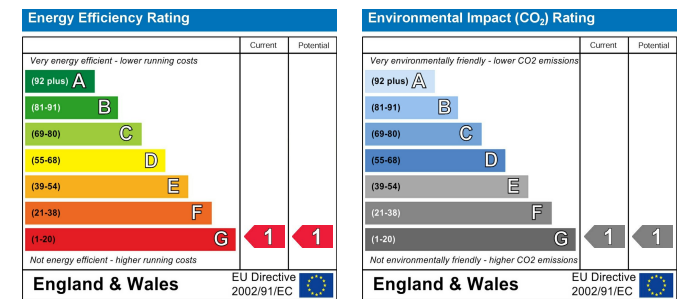
Floor Plans



Area Map



Energy Performance Graph



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