

Connells

Obbards The Green
Horsted Keynes Haywards Heath

Obbards The Green
Horsted Keynes Haywards Heath RH17 7AE

for sale
£500,000







Property Description

Grade II listed period cottage and would benefit from general updating. being offered for sale with no chain. The accommodation

comprises hallway beamed sitting room with inglenook fireplace, old bread oven, inset fitted glass display cabinet and leaded light window overlooking the garden and village green. A door leads to the Dining Room with stairs to the first floor and door to the rear garden. The Kitchen has been re-fitted in recent years and has a range of base cupboard and drawer units with work surfaces over and inset sink unit with mixer tap, space for washing machine and upright fridge/freezer, range of wall cupboards and fitted shelves. Shower Room with glazed shower cubicle with electric shower, wash basin, WC and fitted cupboards.

On the first floor there is a small Landing with hatch to a roof void above the kitchen. The main Bedroom has beamed walls and ceiling and a lovely aspect over the village green, a built in wardrobe cupboard and a door giving access to a loft room with exposed beams, leaded light dormer window and hatch to a large roof void providing useful storage. The second bedroom also overlooks the green and is a good sized double with built in wardrobe cupboard, and a cupboard housing the wall mounted LPG boiler.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead



















Total floor area 101.1 m² (1,089 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01444 441 441
E haywardsheath@connells.co.uk

135 South Road
HAYWARDS HEATH RH16 4LY

EPC Rating: F

Council Tax Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/HAY405823

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.