



88 Renfields, Haywards Heath, West Sussex RH16 4TG

GUIDE £525,000-£550,000



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A 4 double bedroom detached town house with a 31' x 24' south/east facing rear garden, large garage and driveway alongside in the desirable Upper Village area of Bolnore close to the glorious woodland, countryside, the Village Square, excellent primary school and within easy walking distance of the town centre and just 1 mile on foot to the railway station.

- Immaculate detached family home
- 4 generous double bedrooms & 2 bathrooms
- Living room with doors out to the rear garden
- Separate kitchen with built-in appliances
- Driveway and large garage alongside
- Garage could be converted into an additional room STPP
- Prime position within Bolnore Village
- Easy walk to town and railway station
- Warden Park Secondary Academy School catchment area
- Very close to ancient woodland & countryside
- Internal viewing highly recommended
- EPC rating: C - Council Tax Band: E

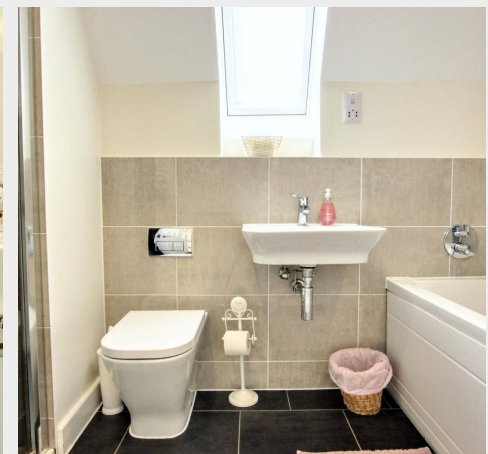
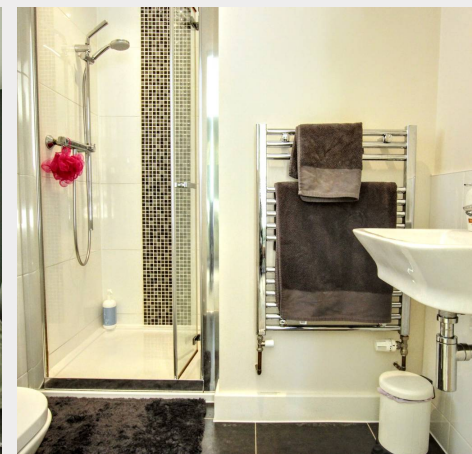




The property is located in the Upper Village area of Bolnore on the town's south/western edge within walking distance of the railway station and town. **Bolnore Village** is particularly attractive to professionals and young families due to the excellent reputation of the primary school. There is a great community spirit with lots of events taking place on the playing fields and in the Woodside pavilion and the Village Square has a selection of shops. There is also a nursery school in the Old Barn. Children from the village go onto Warden Park Secondary Academy in neighbouring Cuckfield. A regular bus service runs through the village linking with the town centre, the neighbouring districts and railway station. The town centre is just over a mile on foot where there is an extensive range of shops, stores, restaurants, cafes and bars. The railway station is a similar distance and provides fast commuter links to London, Gatwick and the south coast. Children from the village go onto Warden Park Secondary Academy in neighbouring Cuckfield. The town also has a state of the art leisure centre. By road, access to the major surrounding areas can be gained via the A272 and the A/M23, the latter lying about 5 miles to the west at Bolney.

**Distances: (on foot/by car in miles approx)**

Bolnore Primary School 300 yards, Warden Park Secondary Academy School 1.5, Railway station 1.3 (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins), A/M23 at Bolney 5, Gatwick Airport 13, Brighton seafront 14.







**Approximate Gross Internal Floor Area 1128 sq. ft / 104.79 sq. m**

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## Mansell McTaggart Haywards Heath

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