



21 Chandlers Field Drive, Haywards Heath, RH16 4UT

GUIDE PRICE ... £475,000-£485,000

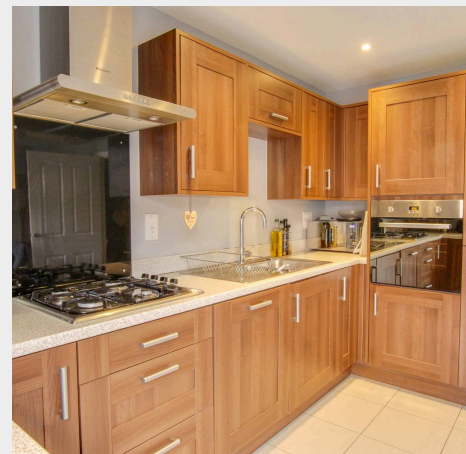


**MANSELL
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A very nicely presented 3 bedroom town house with a 40' rear garden tucked away in a cul-de-sac in the most desirable Upper Village area of Bolnore, being within an easy walk of the town centre and railway station yet also conveniently close to the ancient protected woodland, the Village Square shops and the excellent local primary school.

- Immaculate home in quiet cul-de-sac
- Prime Upper Village area of Bolnore Village
- 10 mins walk to Village Square & primary school
- Exactly 1 mile walk to the railway station
- Integral garage offering potential for conversion
- Beautifully fitted kitchen/breakfast room leading out to rear garden
- Large sitting room with Juliette balcony
- Master bedroom with en-suite shower room
- 2 further bedrooms & family bathroom
- Built in 2014 by Bovis Homes
- Viewing recommend recommended
- Warden Park Secondary Academy School catchment area
- Estate charge: £340 per year approx.
- EPC rating: C - Council Tax Band: E



Chandlers Field Drive is located off Isewoods Way which, in turn, is located off Trubwick Avenue on the northern outskirts of Bolnore Village on the town's south-western outskirts.

The village has an excellent community spirit, a Village Square with large Co-op store, a very highly regarded primary school, a separate nursery, sports fields, the Woodside Pavilion, all-weather pitch and skate park and is surrounded by ancient protected woodland which is interspersed with footpaths providing some wonderful walking. Children from the village fall into the catchment area for Warden Park Secondary Academy school in neighbouring Cuckfield.

The town has an extensive range of shops, restaurants, cafés, bars, 6th form college and a leisure centre.

By road, access to the major surrounding areas can be swiftly gained via the A272, A273 and A/M23, the latter lying about 5 miles to the west at Bolney.

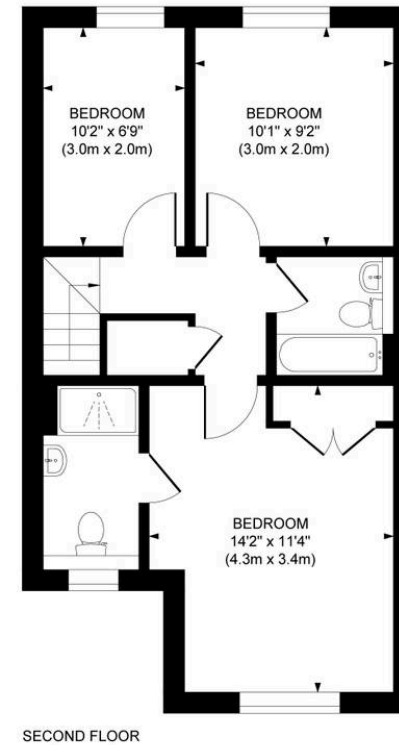
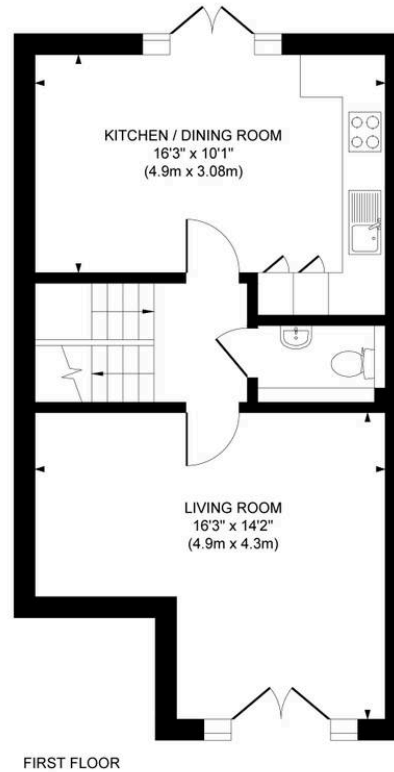
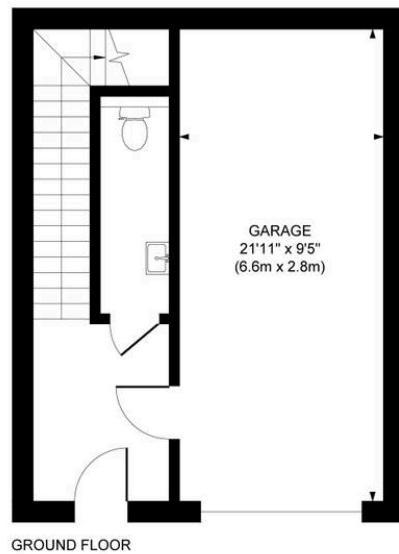
Distances: (approx miles on foot/car/rail) Bolnore Village Primary School 0.3, Warden Park Secondary Academy 1.5, St Paul's Catholic College 3.4.

Haywards Heath Railway station 1 – providing fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins)

A23 at Bolney 5, Brighton seafront 15 and Gatwick Airport 15



Approximate Gross Internal Area
1281 sq. ft / 119.05 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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