



8 Brodford Way, Haywards Heath, West Sussex RH16 4UH

Guide Price £800,000-£850,000



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A 4 bedroom, 3 bathroom detached family house on a very large plot in one of the most desirable parts of Bolnore Village overlooking protected woodland to the front and within a 0.5 mile walk of the Village Square and excellent primary school, a 0.6 mile walk to the Broadway restaurants and cafés and just a 0.8 mile walk to the railway station.

- 1 of just a few of this particular design
- Built by Crest Nicholson in 2017
- Outlook onto protected woodland
- Private driveway and double garage alongside
- 58' wide x 37' deep east facing rear garden
- Full width 30'7 x 10' kitchen/living/dining room
- Range of kitchen appliances
- Utility room and cloakroom
- Bay fronted living room & study/playroom
- Master and guest bedrooms with en-suite shower rooms
- 2 further big bedrooms and a family bathroom
- 1.5 mile walk to Warden Park Secondary Academy School
- Estate charge: £244.91 paid half yearly
- Managed by Pembroke Property Management.
- EPC rating: B - Council Tax Band: F





Brodford Way is located in the north/east corner of Bolnore Village and therefore one of the closest parts of the development to the town centre making access on foot much swifter to the railway station. Pedestrian access through to the town centre and railway station can be gained in 15 minutes via Bolnore Road.

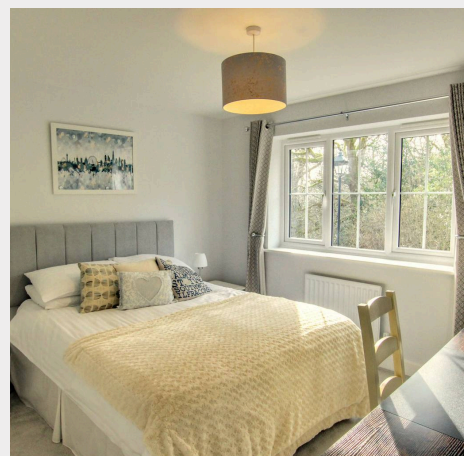
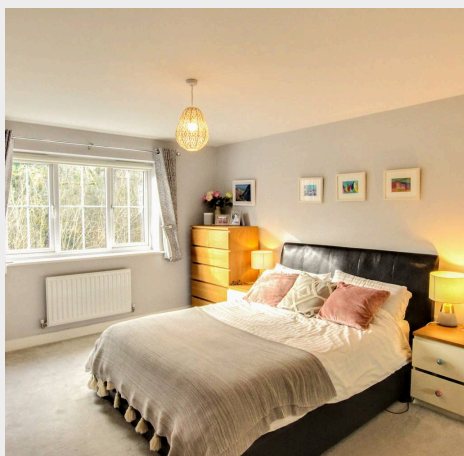
Bolnore Village is particularly attractive to professionals and young families due to the excellent reputation of the primary school and nursery. There is a great community spirit with lots of events taking place on the playing fields and in the Woodside pavilion and the Village Square has a selection of shops. Children from the village go onto Warden Park Secondary Academy in neighbouring Cuckfield.

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

Access by road to the major surrounding areas can be swiftly gained via the A272 and A/M23 which lies about 5.5 miles to the west at Bolney

#### **Distances (approx miles on foot/car/rail)**

Railway Station 0.8 (London Bridge/Victoria 45 mins, Gatwick Airport 15 mins, Brighton 20 mins), Bolnore Primary School 0.4, Warden Park Secondary Academy 1.5, Gatwick Airport 16 Brighton seafront 15

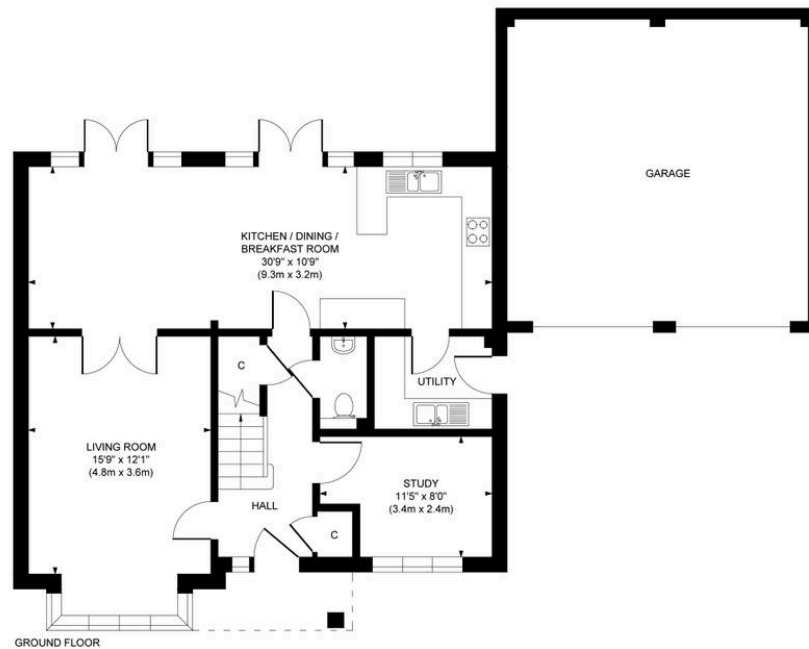


**Approximate Gross Internal Area**

Main House 1640 sq. ft / 152.34 sq. m

Garage 400 sq. ft / 37.17 sq. m

Total 2040 sq. ft / 189.51 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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