



Queens Mews, London Road, Bolney Haywards, Heath RH17 5PY.



welcome to

Queens Mews, London Road, Bolney Haywards Heath.

Fox and Sons proudly presents this stunning three storey, three double bedroom house to the market. The property has a large living room and dining area, modern kitchen, family bathroom and en-suite shower room. Superb views can be enjoyed throughout the house and there is a wonderful garden.



Fox and Sons are delighted to offer this modern bright and spacious family home to the market. Well laid out accommodation spans three levels and includes :

On the ground floor level there is a welcoming entrance hallway with storage cupboard and downstairs WC. The large living and dining area can be found at the rear of the house, having a dual aspect and enjoying a view of the private lawned garden and copse beyond.

The kitchen is modern and equally has a bright dual aspect, plenty of storage options and work space, a real cooks kitchen.

On the first floor level there is a good sized modern family bathroom with a white suite and chrome fittings, bedroom two and the master bedroom which has its own large en-suite shower room.

At the top of the house is another bedroom, currently being used as a very handy study and children's play room, with velux windows the views of the neighbouring period houses and the South Downs can be enjoyed.

Outside and accessed from the lounge and side access is a gorgeous private garden, mainly lawned there is also a paved patio seating area, also to the front of the house are three off road parking spaces.

Lounge / Dining Room

19' 5" at max x 14' 3" at max (5.92m at max x 4.34m at max)

Kitchen

12' 7" x 7' 7" (3.84m x 2.31m)

Bedroom 1

12' 3" at max x 11' 4" at max (3.73m at max x 3.45m at max)

Bedroom 2

12' 3" at max x 10' 6" at max (3.73m at max x 3.20m at max)

Bedroom 3

16' 5" at max x 9' 1" at max (5.00m at max x 2.77m at max)



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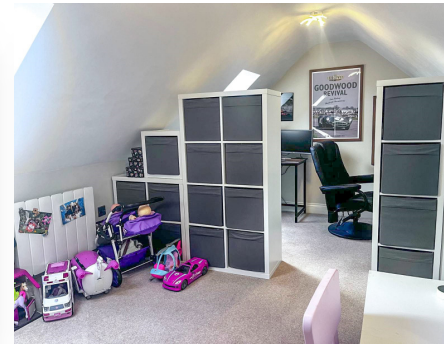
welcome to

Queens Mews London Road, Bolney Haywards Heath

- Bright, modern and spacious family home
- Three double bedrooms
- Master bedroom with en-suite
- Three storey house
- Sought after village location
- Off road parking for three cars
- Attractive private garden

Tenure: Freehold EPC Rating: C

£450,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HHT109248 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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