



**6 Roundway**  
Bolnore Village, Haywards Heath, RH16 4TW





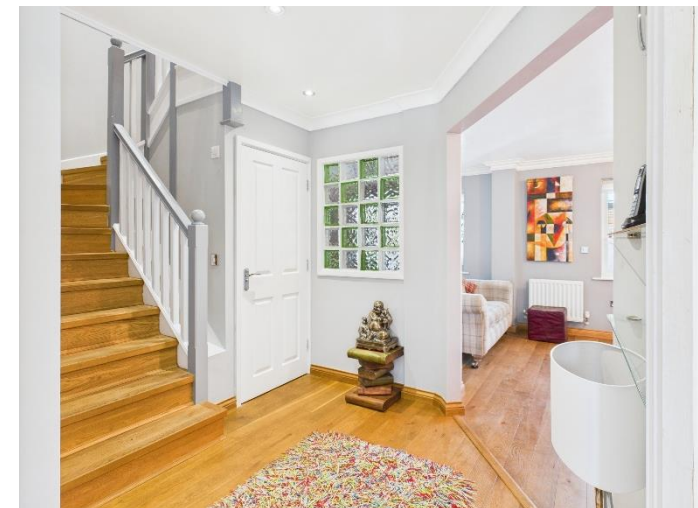
## 6 Roundway

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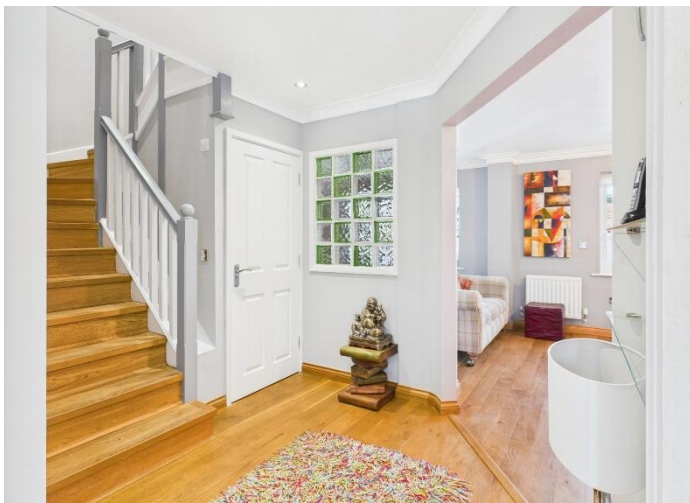
Guide Price £610,000 Freehold

An excellent opportunity to acquire a modern four bedroom detached home set within a peaceful close in the heart of Bolnore Village. Stylishly designed and ideally located, the property is just a short walk from Bolnore Village Primary School and well regarded early years facilities including 'Perfect Start' nursery and Woodside pre-school-making it ideal for growing families. The accommodation briefly comprises: large open reception hall, downstairs cloakroom, sitting/dining room with feature fireplace and patio doors leading to triple aspect conservatory which opens directly onto a sun terrace and fully enclosed garden. Study/playroom to front aspect and a beautifully appointed kitchen/breakfast room. To the first floor there are 4 well proportioned bedrooms with fitted wardrobe cupboards, a family bathroom with white suite and the principle bedroom has an en suite shower room. Further benefits of the property include gas central heating, uPVC double glazing throughout, corner plot with front area of garden, private driveway and garage. Internal inspection highly recommended.

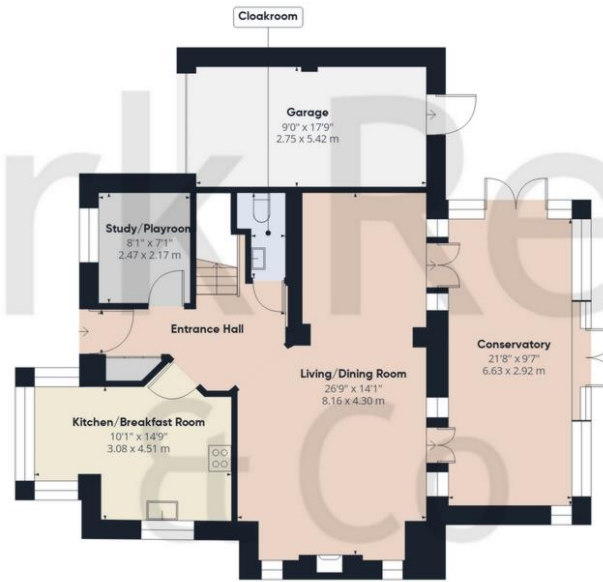
The property occupies a pleasant corner position within a small select cul-de-sac The village offers a strong sense of community, with amenities including a convenience store, the popular Woodside community centre and access to beautiful woodland walks in Ashenground and Bolnore Woods. Perfectly positioned for commuters, Haywards Heath station (approx. 2.4 miles) provides regular services to London, Brighton, and Gatwick. Excellent road links via the A272 and A23(M) offer swift access to key destinations. Haywards Heath town centre is close by offering a wide range of shops, restaurants and leisure facilities, including The Orchards Shopping Centre and the Dolphin Leisure Centre.











Ground Floor

Approximate total area<sup>(1)</sup>

1536 ft<sup>2</sup>

142.7 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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PROPERTY MISDESCRIPTIONS ACT 1991 – Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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