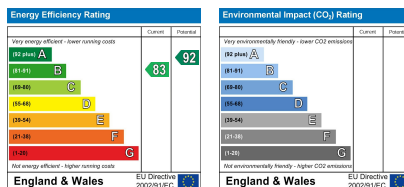


**Gross internal area = 1,550 sq ft / 144 sqm**  
Provided for layout and illustration purposes only - measurements approximate



  
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**62 Renfields, Bolnore Village, Haywards Heath, RH16 4TG**

**Guide Price £700,000 Freehold**



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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.

Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.



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## 62 Renfields, Bolnore Village, Haywards Heath, RH16 4TG

Guide Price £700,000 - £725,000

What we like...

- \* Spacious accommodation of over 1,500 sq ft over three floors
- \* Favoured Upper Bolnore - within walk of the station and in highly regarded catchment area.
- \* Four great size bedroom plus separate study - great for working from home.
- \* Sunny south facing garden.
- \* No onward chain,

**Guide Price £700,000 - £725,000**

### The Home...

This fabulous double fronted detached town house (1,550 sq ft) is located in the favoured Upper Bolnore Village making it perfect for a family looking to be close to a highly regard primary school and anyone needing to be within walking distance of the mainline station.

Upon entry you're welcomed by an impressive central entrance hall. To the right, double doors open into the impressive triple aspect sitting room with bay window and doors that open out to the garden. At nearly 19ft this is a great room and the walnut effect flooring flows throughout to connect the spaces.

Over the hall you have a great size kitchen/diner, again with French doors that open on to the garden. The kitchen itself has timeless shaker-style cabinetry under quartz counters. There is a range of integrated appliances including fridge/freezer, oven, hob, dishwasher and washing machine.

There is also the essential cloakroom.

A turned staircase rises to the first floor where you'll find the fabulous master bedroom. This excellent room runs front-to-back with plenty of space for generous sleeping and dressing areas. The ensuite is modern with walk-in shower.

There is another double bedroom and study/bedroom 5 on this level.

The top floor offers two further brilliant double bedrooms – both extending to nearly 19ft – and the stylish and large family bathroom. This level is perfect for teenagers.

Being a modern home, there is plenty of insulation and energy efficiency (EPC: B-83, Potential A-92). The home has gas fired central heating with thermostatic radiators and high performance double glazing throughout. For those who work from home or like to stream, you have access to an Ultrafast broadband connection with over 1,100 mbps download speed.

### Step Outside...

Stepping outside, the garden has been beautifully landscaped and enjoys a sunny southerly aspect. The paved terrace is the perfect spot for al-fresco dining with friends & family. There is pretty planting, an area of level lawn and a door that leads into the attached garage.

The garage itself offers excellent storage and has power & lighting.

To the front is driveway parking.



### The Location....

Renfields forms part of the popular phase 4A of the popular 'Bolnore Village', situated to the northern part of the development, within walking distance of the town centre & station (20 mins). One, and often overlooked, benefit of this location is the convenience to Haywards Heath's mainline station which lies just over a mile distant via Bolnore Road. The station provides frequent commuter links to London (47 minutes to Victoria/London Bridge), Gatwick International Airport (20 mins) and Brighton (20 mins). The beautiful Ashenground Woods is a great spot for walking the dog or exploring with the kids and leads through into Haywards Heath.

Local amenities are provided by the Village Square including a convenience store. The recently opened 'Woodside' has given the village a social centre with an array of activities and clubs active throughout the week. There is a regular bus service providing links into Haywards Heath & surrounding areas. More extensive shopping facilities can be found in the nearby Haywards Heath town centre that lies roughly one mile distant. By road these surrounding areas can be accessed via both the A272 and A23(M) with the latter lying west at Warninglid/Bolney.

The highly regarded Bolnore Village Primary School is close by and is the first self-governing parent-promoted primary school in the country. Children from this area usually attend Warden Park for secondary education, which lies just over one mile distant in the neighbouring village of Cuckfield. There is a bus service running between Bolnore and Warden Park in both the morning and afternoon. For younger children, the village has an excellent nursery in the form of 'Perfect Start' which is in the converted barn building on Parkfield Way. There is also a great pre-school at Woodside (Middle Village) offering an inviting and stimulating environment for young children to play, learn and grow.

### The Finer Details...

Tenure: Freehold

Title Number: WSX371313

Local Authority: Mid Sussex District Council

Council Tax Band: E

Broadband Speed: Up to 1,139 MB download (Ultrafast)

We believe this information to be correct but cannot guarantee its accuracy and recommending intending buyers check personally.

