71 Weavers Mead, Bolnore Village, Haywards Heath, RH16 4FR

Guide Price **£475,000**

MANSELL McTAGGART
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A greatly improved 3/4 bedroom end of terrace town house, offering flexible accommodation and enjoying a great location in a quiet cul-de-sac adjoining a wildlife corridor to the rear and literally within a stone's throw of the ancient Woodland and a 2 minute walk to the Village Square and excellent primary school.

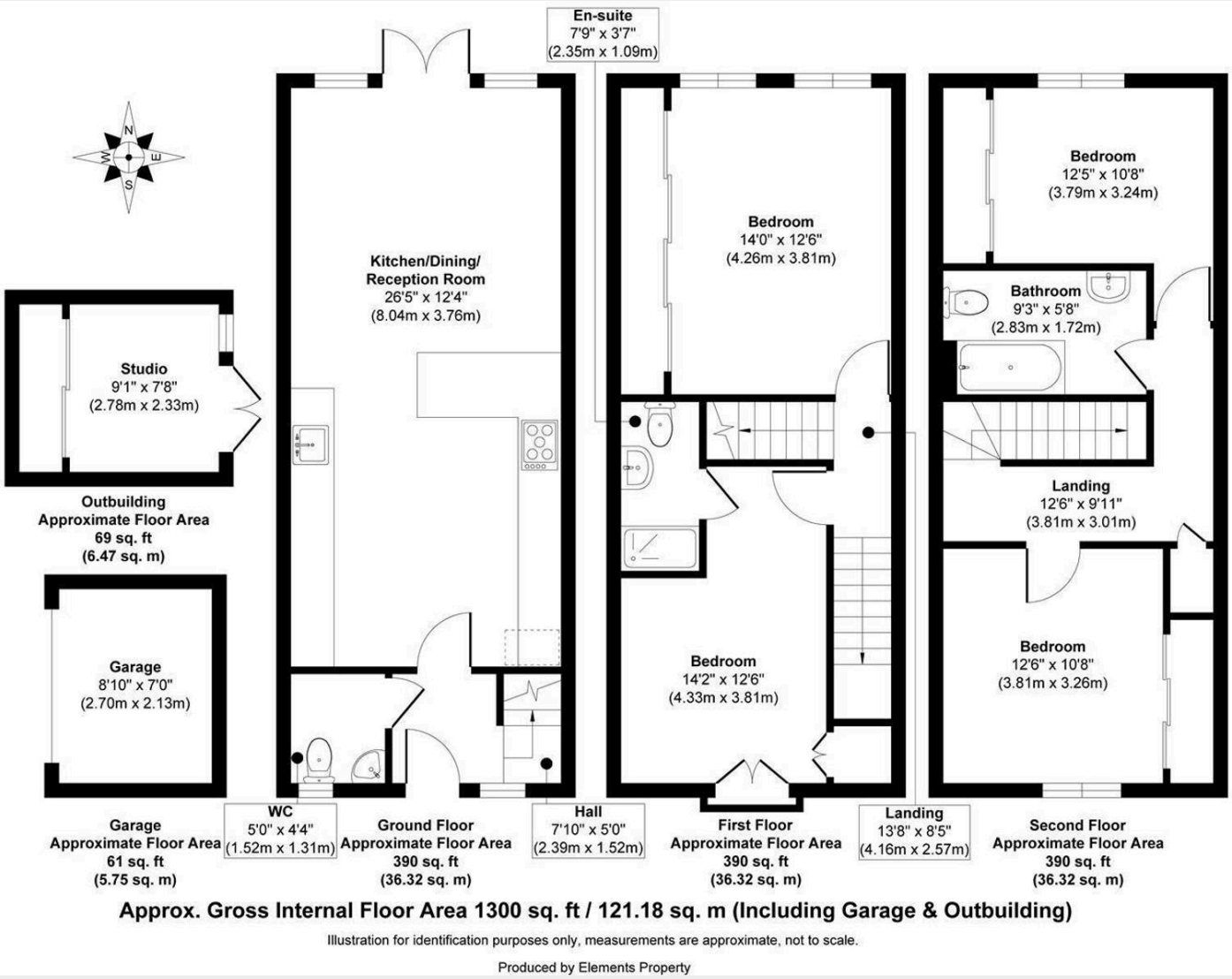
- Improved home in prime Middle Village location
- Fabulous new 'Wren' kitchen with appliances
- Re-fitted family bathroom and en-suite shower
- Garden newly landscaped
- Garage partially converted into a garden studio/office
- Large open plan ground floor accommodation
- New air source heating system & Internal doors
- 4 double sized 1st/2nd floor bedrooms
- Plenty of additional built-in storage cupboards
- 2 minute walk to Village Square shops and primary school
- Warden Park Secondary Academy catchment
- EPC rating: C - Council Tax Band: E
- Private estate charge: Bolnore Village is a privately managed estate with lots of parks, communal areas and ancient Woodland, which is all maintained to a high standard and costs approximately £320.00 per year.

Weavers Mead is situated in the desirable Middle Village area of Bolnore close to the Village Square shops, excellent primary school, countryside and woodland walks, playing fields and the Woodside Pavilion with its numerous facilities and bar (open limited hours). Bolnore is particularly popular with families and professionals and is fast becoming one of the most popular parts of the town. A regular bus service runs through the village linking with the town centre, hospital, railway station and neighbouring districts. On foot, it is possible to walk through Bolnore Road and Ashenground Roads giving swift pedestrian access through to the town centre, hospital and railway station. The town has an extensive range of shops, stores, restaurants, cafes and bars. There are schools for all age groups, a 6th form college and a leisure centre. Children from the village go onto Warden Park Secondary Academy in neighbouring Cuckfield.

By road, access to the major surrounding areas can be swiftly gained by the new A272 town relief road and the A/M23 which lies approximately 5 miles to the west at Bolney.

Distances in miles on foot/car (approx.)

Bolnore Primary School 100 yards, Warden Park Secondary Academy 1.5, Haywards Heath Railway Station 1.4, The Broadway 1.3, Brighton Seafront 14, Gatwick Airport 16



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