



**Walder Close, Bolney Haywards Heath RH17 5SH**

**welcome to**

**Walder Close, Bolney Haywards Heath**

Guide Price £800,000 - £850,00 This stunning four bedroom detached home offers a modern open-plan kitchen/dining area, living room, office, cloakroom, master bedroom with dressing area and en-suite, bedroom two with en-suite, two further bedrooms, family bathroom, double garage and driveway parking.

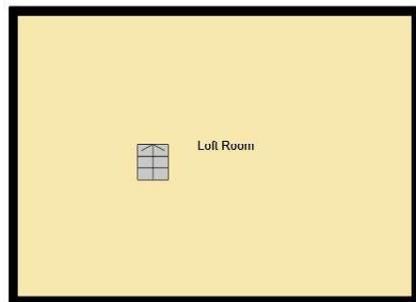




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 293.3 m<sup>2</sup> (3,157 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**Kitchen / Dining Room**

24' 3" at max x 17' 10" at max ( 7.39m at max x 5.44m at max )

**Living Room**

16' 4" x 13' ( 4.98m x 3.96m )

**Office**

10' 6" x 6' 6" ( 3.20m x 1.98m )

**W.C.**

**Bedroom 1**

19' 5" to window x 15' 2" to window ( 5.92m to window x 4.62m to window )

**Dressing Area**

9' 11" x 8' 6" ( 3.02m x 2.59m )

**En-Suite**

**Bedroom 2**

14' x 10' 7" ( 4.27m x 3.23m )

**En-Suite**

**Bedroom 3**

14' 2" x 9' 5" ( 4.32m x 2.87m )

**Bedroom 4**

11' 7" x 9' 8" ( 3.53m x 2.95m )

**Bathroom**

**Garage**

20' 1" at max x 20' 1" at max ( 6.12m at max x 6.12m at max )

welcome to

## Walder Close, Bolney Haywards Heath

- Guide Price £800,000 - £850,000
- Exceptional four bedroom detached house in peaceful development
- Modern open-plan kitchen/dining room with integrated appliances
- Spacious living room with French doors to the garden
- Galleried landing and luxurious master suite with dressing area and en-suite
- Large rear garden, patio, double garage and driveway parking
- Home office, ground floor WC and large boarded loft area
- Bolney has easy access to countryside walks and Haywards Heath station with direct links to London and the South Coast

Tenure: Freehold EPC Rating: C  
Council Tax Band: G

guide price

**£800,000 - £850,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
HHT110062 - 0010

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