



11 Chandlers Field Drive, Haywards Heath, West Sussex RH16 4UT

Guide Price £425,000 – £450,000



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A very well presented 3 bedroom semi-detached house with a 32' x 17' rear garden and driveway parking with garage directly behind, situated in the highly desirable Upper Village area of Bolnore within easy walking distance of the town centre and railway station and just a 10 minute walk from the Village Square and highly regarded primary school.

- Immaculate home in prime Bolnore location
- Situated in a cul-de-sac within the Upper Village area
- 1.1 mile walk to the railway station
- Immaculate, neutral decor throughout
- Driveway for 2 cars and detached garage
- Spacious living room with doors out to garden
- Kitchen with full range of appliances
- Master bedroom with en-suite shower room
- Fully boarded loft storage with ladder
- 32' x 17' partly walled rear garden with Astroturf
- Internal viewing highly recommended
- EPC rating: C - Council Tax Band: D
- Estate charge: Bolnore Village is a privately managed estate and is maintained to a high standard for which there is a charge of £182.52 for the current six month period
- Managing agents: Pembroke Property management

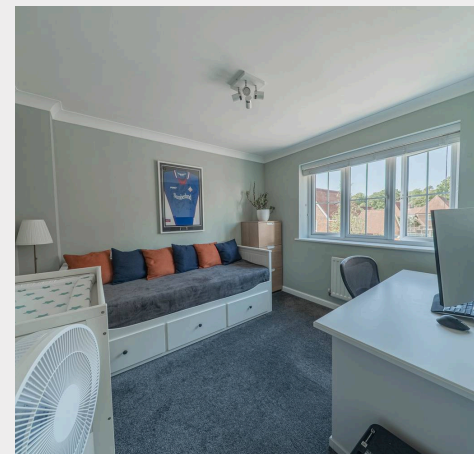
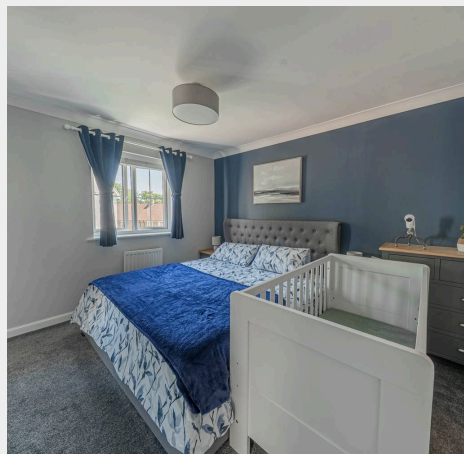


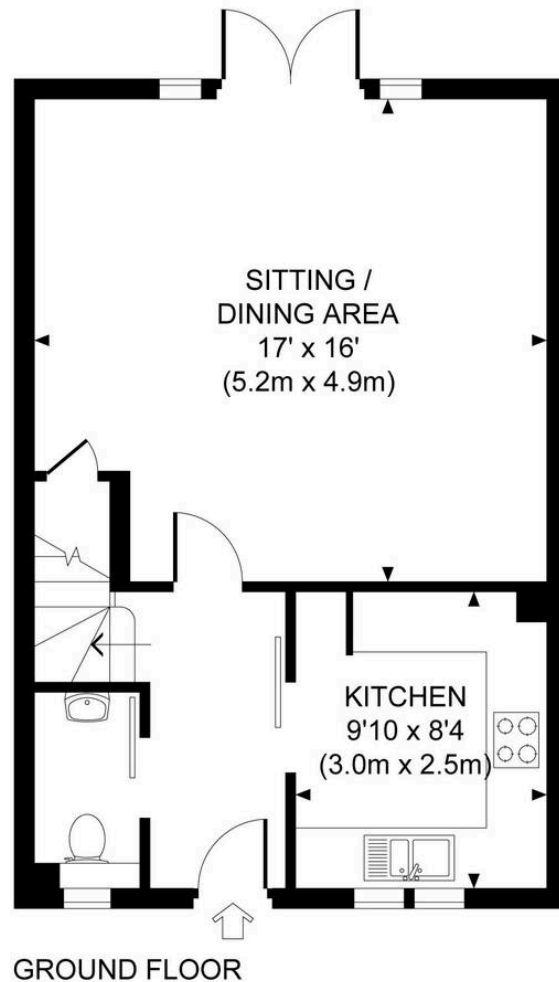
Chandlers Field Drive is located off Isewoods Way which, in turn, is located off Trubwick Avenue on the northern outskirts of Bolnore Village which is a relatively new development on the town's south-western outskirts. The village has an excellent community spirit, a Village Square with large Co-op store, a very highly regarded primary school, a separate nursery school, sports fields, the Woodside Pavilion, all-weather pitch and skate park and is surrounded by ancient protected woodland which is interspersed with footpaths providing some wonderful walking. Some steps from the eastern end of Chandlers Field Drive lead down into Renfields and gives swift pedestrian access to the town centre and railway station via Sadlers Way and Bolnore Road. Children from the village fall into the catchment area for Warden Park Secondary Academy school in neighbouring Cuckfield. The town has an extensive range of shops, restaurants, cafés, bars and a state-of-the-art leisure centre.

By road, access to the major surrounding areas can be swiftly gained via the A272, A273 and A/M23, the latter lying about 5 miles to the west at Bolney.

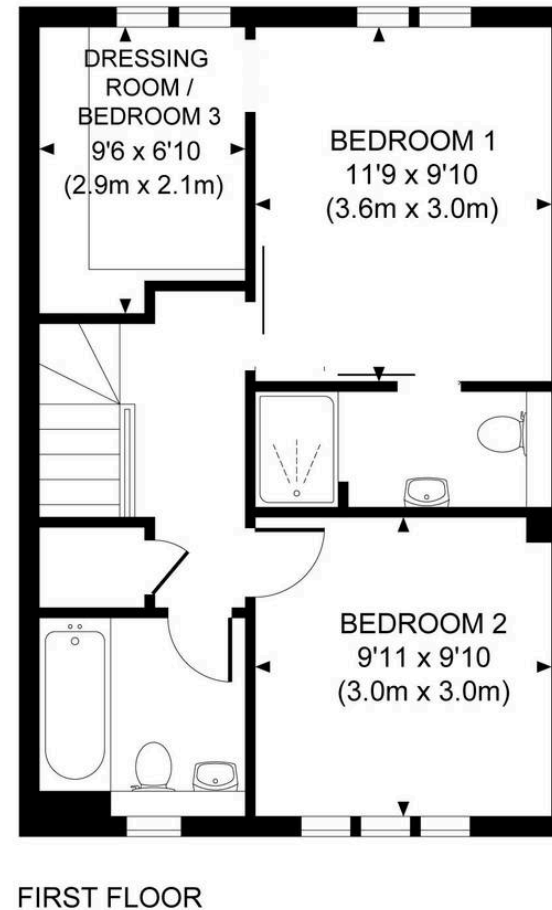
Distances: (approx on foot/car/rail)

Bolnore Village Primary School 0.2 Warden Park Secondary Academy 1.5 St Paul's Catholic College 3.4 Haywards Heath Railway station 1.2 – providing fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins) A23 at Bolney 5 Brighton seafront 15 Gatwick Airport 15





Approximate Gross Internal Area
890 sq ft / 82.7 sq m



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