



2 Kingfisher Drive, Haywards Heath, West Sussex RH16 4TX

GUIDE PRICE ... £575,000-£600,000 ... FREEHOLD

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McTAGGART**
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An immaculate 4 bedroom and 4 reception room detached house (1478 sq ft) with a driveway and garage standing on a landscaped south facing plot in a cul-de-sac on the southern side of Bolnore Village close to countryside, the Village Square and highly regarded primary school.

- Built by Crest Nicholson in 2007 with the current owners being in residence since 2018
- Newly landscaped (2023) south facing rear garden (25' x 14' average) with an east facing lawn with separate small patio area behind the garage (54' x 19' increasing to 37')
- Driveway with garage alongside
- Close to woodland and play areas
- Kitchen/breakfast room with integral oven, gas hob, fridge freezer, Bosch dishwasher - Worcester boiler
- Sitting room with wood burning stove, dining room, study and a 23'1 x 10'5 conservatory
- Master bedroom with fitted wardrobes & en-suite shower room, 3 further good sized bedrooms and family bathroom
- Warden Park Secondary academy catchment 2.2 miles and The Princess Royal Hospital is 1.2 miles away
- Estate charge : £142 per quarter
- EPC: C – Council Tax Band: F

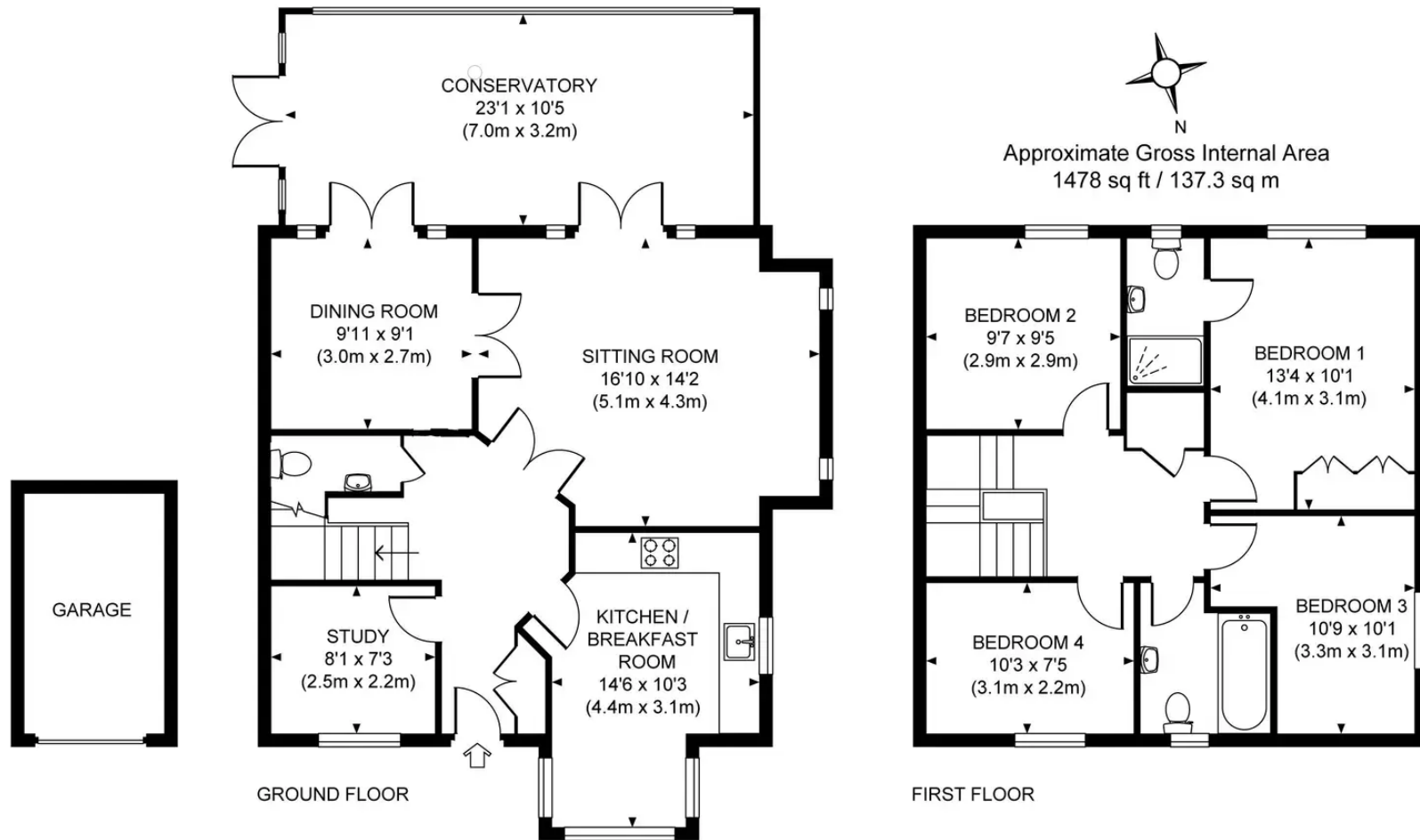


The property is situated on the southern edge of Bolnore Village within walking distance of the Village Square with its selection of shops, café and the highly regarded primary school. The area is surrounded by countryside and woodland interspersed with footpaths and cycle ways which lead through to Haywards Heath and the mainline station which offers fast and regular services to London (Victoria/Bridge approximately 47 minutes), Gatwick airport and the south coast (Brighton 20 minutes).

Children from Bolnore Village fall into the catchment area for Warden Park Academy (secondary school) in neighbouring Cuckfield. The town also has a 6th form college and a leisure centre. The town centre provides an extensive range of shops, stores, cafes, restaurants and bars.

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





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