



3 Kingfisher Drive, Bolnore Village, Haywards Heath, West Sussex RH16 4TX £550,000

FREEHOLD

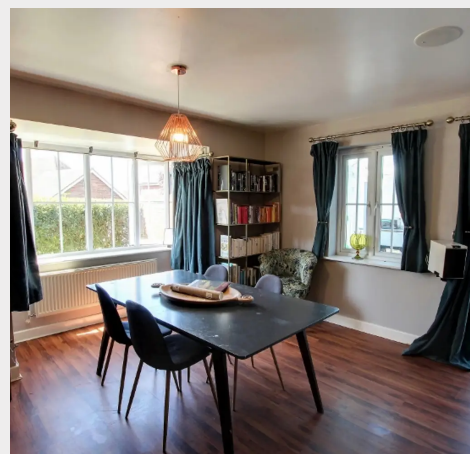




A 5 bedroom, 3 bathroom semi-detached house occupying a corner plot overlooking a large open green on the southern edge of Bolnore, close to the glorious woodland and excellent village primary school

Planning permission (Re. DM/23/0045 see attached link) to replace conservatory with single storey extension to create an enormous kitchen/breakfast room

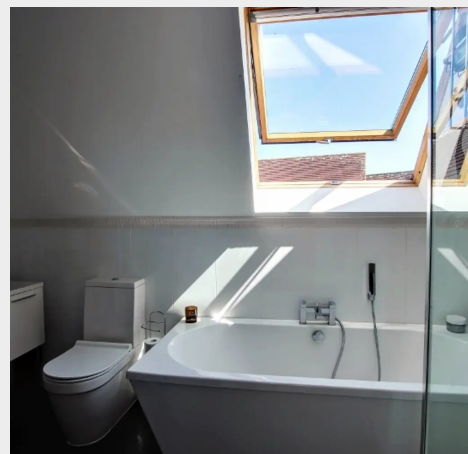
- The property does require some cosmetic updating
- 42' x 26' max. L-shaped west facing rear garden
- Driveway and garage directly behind
- Kitchen/breakfast room with black granite worktops and some appliances
- Double aspect lounge/dining room with doors into conservatory
- 4 bedrooms & 2 bathrooms on 1st floor
- Impressive top floor master bedroom suite with dressing room and bathroom
- Easy walk to Bolnore Village Primary School
- Warden Park Secondary Academy School catchment area
- 1.6 mile walk & 2.5 mile drive to Haywards Heath station
- 1.7 mile drive to Wivelsfield railway station
- 1.1 mile walk to Princess Royal Hospital
- EPC: C - Council Tax Band: F



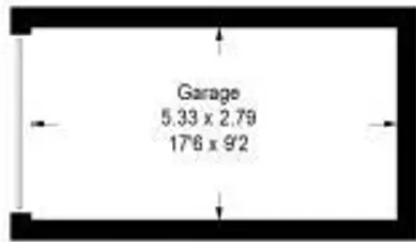
The property is situated on the southern edge of Bolnore Village overlooking an open green within walking distance of the Village Square with its selection of shops, café and the highly regarded primary school. The area is surrounded by countryside and woodland interspersed with footpaths and cycle ways 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.




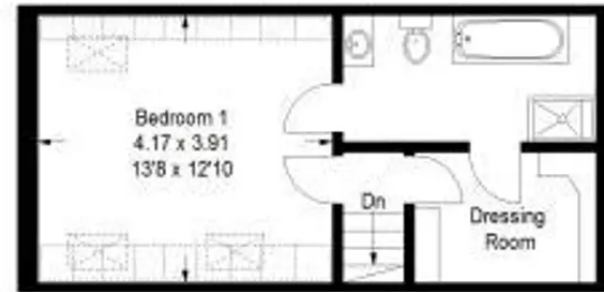
3 Kingfisher Drive



(Not Shown In Actual
Location / Orientation)

Approximate Gross Internal Area
(Excluding Reduced Headroom)
158.5 sq m / 1707 sq ft
Garage = 15 sq m / 161 sq ft
Total = 173.5 sq m / 1868 sq ft

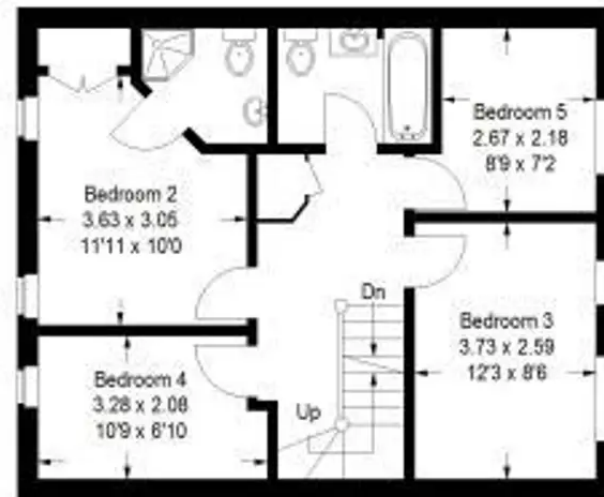
 = Reduced headroom
below 1.5 m / 5'0



Second Floor



Ground Floor



First Floor

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