



61 Cattswood Lane, Haywards Heath, West Sussex RH16 4GF

GUIDE .. £425,000-£450,000 ... FREEHOLD

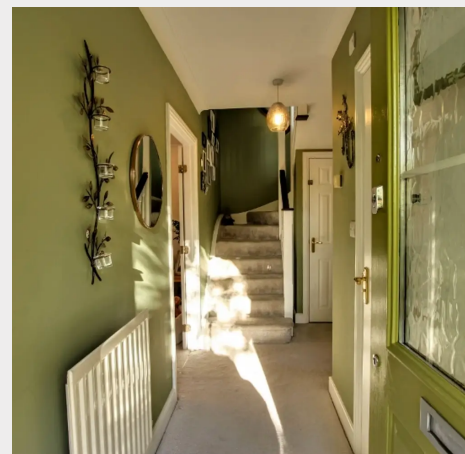


**MANSELL  
McTAGGART**  
Trusted since 1947



A beautifully presented 3 bedroom end of terrace house with a pretty adjoining garden, driveway and detached single garage tucked away in a really quiet position within the Middle Village area of Bolnore enjoying a wooded outlook, close to the Woodside Pavilion and playing fields, Village Square, shops and excellent village primary school and within walking distance of the town centre and railway station.

- Prime Bolnore Village location
- Wooded outlook with no passing traffic
- Playing fields close by
- Close to Village Square shops & highly regarded primary school – Warden Park Secondary Academy catchment area
- Easy walk into town and railway station
- Immaculate presentation throughout
- Double aspect living room with fireplace
- Family sized kitchen/dining room with appliances and doors to garden
- Master bedroom with dressing area & en-suite shower room
- Fully enclosed 23' wide x 21' long rear garden
- Driveway and detached garage alongside
- Double glazing – Replaced gas boiler
- EPC rating: C – Council Tax Band: D



The property is situated in a great location at the southern end of Cattswood Lane within the Middle Village area of Bolnore. Cattswood Lane is situated in sections making it a no through road and the property is accessed via Fletcher way and Woodbank Lane. On one side of the lane there are properties and on the other is woodland and the playing fields. The Village Square is within a 5 minute walk where there are several shops including a large co-op store and a highly regarded primary school is a little further on. Directly opposite the property are the playing fields where there are sports pitches, an all-weather pitch, skate park and the Woodside Pavilion which has various community facilities and events going on. The village is surrounded by countryside and ancient woodland providing some wonderful walks. A regular bus service runs through the village linking with the town, station and neighbouring districts. Children from village go onto Warden Park Secondary Academy in neighbouring Cuckfield which is easily accessed on foot. The railway station and town centre are approximately 1.25 miles distant and easily accessed on foot via Renfields, Wealden Way, Bolnore Road or Ashenground Road. The town has an extensive range of shops, several sports clubs, 6th form college and a leisure centre. By road access to the major surrounding areas can be swiftly gained via the A272 and the A/M23 which lies about 6 miles to the west at Bolney.

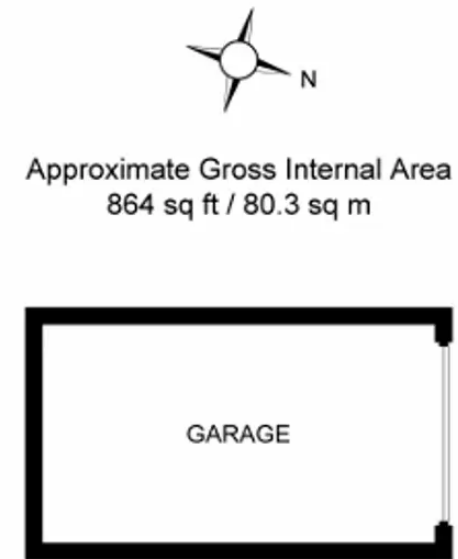
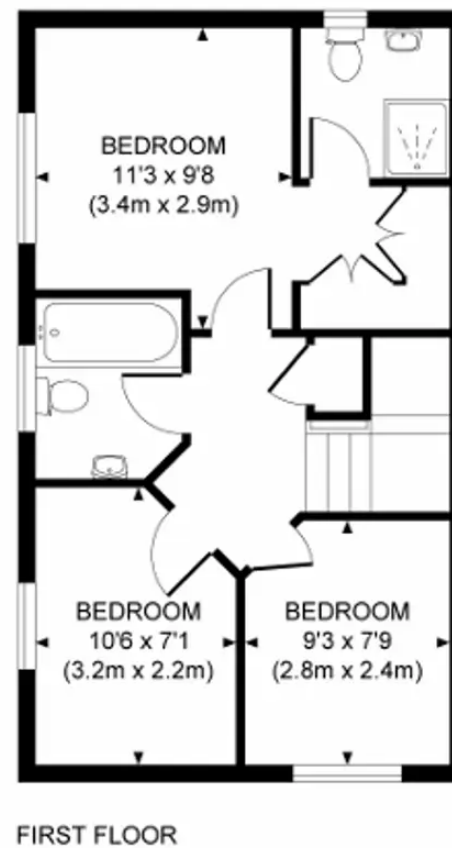
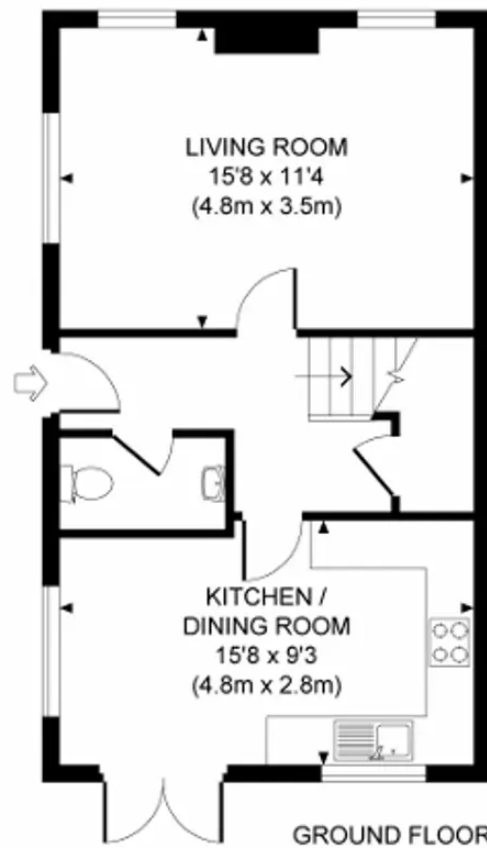


#### Distances in approximate miles

Schools: Bolnore Village Primary School (0.1 miles), Warden Park Secondary Academy School in Cuckfield (1.5 miles)

Station: Haywards Heath mainline station (1.5 miles) provides fast commuter links to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).





This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## Mansell McTaggart Haywards Heath

7 Muster Green, Haywards Heath, West Sussex RH16 4AP

01444 456431

hh@mansellmctaggart.co.uk

[www.mansellmctaggart.co.uk/branch/haywardsheath](http://www.mansellmctaggart.co.uk/branch/haywardsheath)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.